

**13 MYNYDD ISAF  
 ABERDOVEY  
 LL35 0PH**

**Price £300,000 freehold.**

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-101)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Well presented 3 bedroom semi detached bungalow  
 En-suite shower, bathroom  
 Gas centrally heated with upvc double glazing,  
 flat front and rear paved garden area  
 Garage  
 Perfect home or lock up and leave .**

Well presented 3 double bedroom, 2 bathroom semi detached bungalow with the front and rear paved patio garden which is all on one easy level. Comprising entrance lobby to a spacious open plan living area with patio doors to the front, contemporary well fitted kitchen, guest bathroom, 2 double bedrooms and en-suite shower to the master bedroom. Gas central heating with upvc double glazing throughout. The property was re roofed in 2020. With distant estuary and hillside views, and the front garden is fully enclosed with mature planting. The garage is located in the block lower down Mynydd Isaf with parking in front.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all very popular and there is excellent river and sea fishing within easy distance. For golfing enthusiasts there is a championship course nearby. Just over three miles away you have the coastal resort of Tywyn with a good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises upvc glazed door to lobby, glazed door to;

**OPEN PLAN LIVING AREA** 19'9 x 15'6

Sliding doors with glazed side panels to front, wood flooring, wood burning stove, tv and telephone point, open to;

**KITCHEN** 12' x 7'9

Window to front, white gloss units, wood-block work-top, stainless steel sink and drainer, plumbed for slim-line dishwasher, gas hob, built-in gas oven and extractor over, space for under counter fridge, part tiled walls, wood floor.

**BATHROOM** 7'8 x 6'6 inc cupboard.

Window to side, part tile walls, bath, w c, wash basin, heated towel rail, built-in cupboard housing Worcester combi boiler.

**BEDROOM 1** 12'4 x 11'

Window to rear.

**BEDROOM 2** 11' x 7'9

Window to side.

**BEDROOM 3** (master) 12'2 x 10'

French doors to rear with opening windows above, wood floor, tv point.

**EN-SUITE SHOWER**

Window to side, wood floor, tiled shower cubicle with glass doors, wash basin, w c, heated towel rail, extractor.

**OUTSIDE FRONT**

Fully enclosed with gated entrance, paved, mature flower bed, side access, gas and electric meters located here, external power points, tap, built-in storage cupboard plumbed for washing machine.

**OUTSIDE REAR**

Enclosed paved patio, the garden extends below but has no access and is not landscaped.

**ASSESSMENTS** Band D

**TENURE** The property is Freehold.

**SERVICES** Mains water, gas, electricity and main drainage are connected.

**Agents note:** Many contents included in the sale except personal items and pictures.

**VIEWINGS** by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500.

Info@welshpropertyservices.com

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

**DISCLAIMER**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

**LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

**13 Mynydd Isaf Mynydd Isaf, Aberdovey, Gwynedd, LL35 0PH**

Approximate Gross Internal Area = 87.3 sq. m / 940 sq. ft (Including External Cupboard)



Illustration for identification purposes only, measurements are approximate, not to scale.





