

**11 CHURCH STREET
ABERDOVEY
LL35 0ES**

Price guide £340,000 Freehold

Energy Efficiency Rating		Current	Potential
<small>100-91 A</small>			
<small>90-81 B</small>			
<small>80-65 C</small>			
<small>65-55 D</small>			
<small>55-45 E</small>			
<small>45-35 F</small>			
<small>35-1 G</small>			
		85	85
		55	55
<small>100 energy efficient Super condenser class</small>			
England & Wales		EU Directive 2002/91/EC	



**Immaculately presented 3 bedroom 2 bathroom cottage
Situated just off the centre of the village and within easy walking distance to the
beach and village centre.
Rear terraced patio area with distant estuary views**

This well presented 3 bedroom mid terrace cottage is situated just off the centre of the village within easy walking distance of the beach and all amenities. Comprising open plan lounge/diner and kitchen on the ground floor, 2 bedrooms, shower room and utility area on the 1st floor and steps to a further bedroom and bathroom and access to the rear terraced area with distant estuary views. With the added benefit of a small front garden area with room for bistro table and chairs.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are very popular and Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club a championship course nearby. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. Just over three miles away you have the coastal resort of Tywyn with a variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

Gas centrally heated with upvc double glazing the property comprises stable door to;

OPENPLAN LIVING AREA 32' x 11'2

Window to front and side, slate floor, built-in cupboard housing electric consumer unit and meter, wood burning stove (installed September 22), tv point.

KITCHEN

Grey units, granite work top, stainless steel sink and drainer, built-in oven, ceramic hob, part tiled walls, integral dishwasher and microwave.

Stairs to;

1ST FLOOR LANDING

Velux window, loft access, built-in cupboard housing Worcester combi boiler and slatted shelving.

BEDROOM 1 12'2 x 9'2 into recess

Window to front.

BEDROOM 9'3 x 6'4

Velux to rear.

SHOWER ROOM 7'3 x 6'2

Window to side, tiled floor and walls, walk-in shower cubicle, w c, vanity wash basin, heated towel rail.

UTILITY 9'5 x 9'4

Window to side, base units, Belfast sink, granite work-top, part tiled walls, plumbed for washing machine, floor boards.

Steps to;

REAR LANDING

Window and half glazed door to side, tiled floor.

BEDROOM 3 9'4 x 6'2

Window to front, floor boards.

BATHROOM 8'4 x 8' max

Window to side, vanity wash basin, wc, bath, tiled shower cubicle with glass screen, tiled floor, extractor.

OUTSIDE FRONT

Walled and gated paved front area with room for bistro table and chairs.

OUTSIDE REAR

Steps to paved and gravel terrace on several areas, distant estuary view, rear stone built storage shed, shared access to front.

ASSESSMENTS Council tax band E

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

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: 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

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





