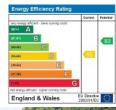


APARTMENT 6
THE OLD STABLES
PANTEIDAL
ABERDOVEY
LL35 0RF

Guide price £275,000 Leasehold



VAT No: 236 0365 26



Well presented 2 bedroom luxury holiday apartment
Situated just 2.5 miles from Aberdovey
With stunning uninterrupted estuary views
Under floor heating, double glazed aluminium coated windows
Fully enclosed decked terrace
Contents available for separate negotiation
Currently a successful holiday let

Situated on the hillside just outside the village of Aberdovey, this very private, secluded location is home to six only luxury apartments. Accessed via 6' electric gates to a large tarmac parking area with designated spaces. Slate steps lead down to this well presented and maintained apartment with stunning uninterrupted views overlooking the estuary. Originally converted in 2008 and comprising contemporary open plan living/dining and kitchen, shower room and 2 double bedrooms. With oak flooring throughout, zoned under floor heating and aluminium coated double glazed windows. With a large, private, enclosed terrace. Currently run as a successful holiday let through steeplehouse.co.uk. The vendors will guarantee £22k per annum for the first 24 months after purchase to include all cleaning managed by them and consumables supplied providing it is available to let.

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.

The apartment comprises fully glazed door to;

OPEN PLAN LIVING ROOM 20'1 x 20'8

KITCHEN AREA

Window to side, cream gloss units, stainless steel sink and drainer, laminate work top, wall cupboards with lighting, built-in stainless steel double oven, ceramic hob and stainless steel extractor canopy over, integral fridge, freezer, dishwasher, washer/dryer, and microwave.

DINING AREA

Picture windowS on 2 elevations with uninterrupted estuary views, French doors to decked balcony.

LOUNGE

Picture window with estuary views.

SHOWER ROOM

Fully tiled walls and floor, shower cubicle with electric shower and glass doors, vanity wash basin, w c, heated towel rail, extractor, mirror fronted wall cabinet.

BEDROOM 1 10'2 x 9'8

Picture window and French doors to terrace, built-in wardrobe.

BEDROOM 2 11'10 x 9'7 not including

built-in mirrored wardrobes.

OUTSIDE

Private decked terrace with galvanised balustrade and outside lighting.

<u>TENURE</u> The property is leasehold (999 years from 2008). A management company has been formed (The Stables (Panteidal) Management Company), each owner is a shareholder in the Limited Company.

<u>OUTGOINGS</u> Insurance, maintenance, communal lighting, garden maintenance, bore hole (private water) and sinking fund around £1,100 per annum including separate sewerage charge.

ASSESSMENTS Currently exempt

SERVICES

Private water, sewerage and drainage, electricity is connected.

AGENTS NOTE:

Apartments 2, 5 & 6 are subject to a 28 day occupancy clause and cannot be used as a main residence. Contents available for separate negotiation.

<u>VIEWING</u> 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

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.

























