

**APARTMENT 6
 THE OLD STABLES
 PANTEIDAL
 ABERDOVEY
 LL35 0RF**

Guide price £275,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83



**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.

TENURE

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.

OUTGOINGS 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.**

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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.





