

REDUCED

# Legal 2 Move

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## *Sales and Conveyancing*

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Tel. 01654 702335

*Murmur y Don, Rhoslan, Aberdyfi, LL35 0NS*



*Murmur y Don has a commanding presence, elevated from the road-side with outstanding views towards Aberdyfi Championship Golf Course, tennis courts and estuary beyond.*

*This four bedroom, detached, well appointed, character property, retains many of its original features and has a well maintained garden, mature with shrubs and trees.*

*A terrace, which overlooks the garden and views beyond, is a sun trap, appealing to those who relish al fresco dining.*

*Aberdyfi is within the Snowdonia National Park, an area of outstanding natural beauty. Popular for water sports, sailing, fishing and boat trips, the estuary borders an 18 hole Championship Links Golf Course, enjoyed by locals and visitors alike.*



**THE PROPERTY COMPRISES:**

- **PORCH**
- **HALLWAY**
- **LOUNGE**
- **KITCHEN**
- **DINING ROOM**
- **UTILITY**
- **W.C.**
- **LANDING**
- **FOUR FIRST FLOOR BEDROOMS**
- **BATHROOM AND SEPARATE W.C.**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS WHERE SPECIFIED**
- **MATURE, WELL TENDED GARDEN**
- **EXCEPTIONAL VIEWS OVER ABERDYFI GOLF COURSE, TENNIS COURTS AND ESTUARY**
- **PARKING**
- **COASTAL LOCATION**

**Guide Price  
Reduced to £495,000**



### **Location**

Rhoslan is a private road, elevated from the road opposite Aberdyfi tennis courts. Murmur y Don enjoys exceptional views across to the golf course, tennis courts and estuary. Our 'For Sale / Ar Werth' sign is displayed.

### **Description**

Detached, double fronted, four bedroom traditional property of character in a private location with parking. Built around the 1930's the dwelling is of traditional construction, surmounted by a slate pitch tiled roof. Entrance is beneath a slate tiled canopy with entrance into~

### **Porch (Front)**

Neutral décor and quarry tiled floor. Cloak hanging space. Original doors with stained glass windows leading into~

### **Hallway**

This spacious hallway, with neutral decor, has all the main ground floor rooms leading off. Radiator, power points and heating thermostat control. Recess cloak hanging space, with dress rail and shelving. Original doors leading into~

### **Lounge (Front)**

**15' 7 x 14' 11**

**(4.75m x 4.55m)**

Neutral décor. Tiled fire-place with coal effect gas fire. Radiator, power points and T.V. aerial point. Original diamond shaped window and traditional, double glazed bow window to front elevation. Outstanding views across to the tennis courts, golf course and estuary beyond. Double doors lead into~

### **Kitchen (Rear)**

**13' 4 x 8' 8**

**(4.07m x 2.64m)**

Neutral décor and quarry tiled floor. Formica base units and drawers, stainless steel sink and drainer. Original built-in cupboards to chimney breast recess. Radiator, power points, cooker point and double glazed window to side elevation. Doorway leads back into the entrance hallway.

### **Utility (Rear)**

**9' 8 x 6' 7**

**(2.95m x 2.00m)**

Neutral décor, wall cupboards and base unit with drawers. Freestanding gas boiler, power points and plumbing for washing machine. Doors lead to spacious under stairs storage cupboard and W.C.

### **W.C. (Rear)**

**6' 7 x 2' 7**

**(2.00m x 0.80m)**

Neutral décor. White, low level W.C. and original sash cord window, with obscure glass, to side elevation.

### **Dining Room (Front)**

**12' 11 x 12' 6**

**(3.94m x 3.81m)**

A bright and spacious room with neutral décor. Radiator, power points and original arched windows to front elevation with spectacular views.

### **First Floor Landing**

Double glazed window to side elevation. Deep storage cupboard and access to loft space. Doors lead into, W.C., bathroom and four bedrooms.

### **W.C. (Rear)**

**5' 5 x 3' 1**

**(1.65m x 0.93m)**

Neutral décor and close coupled W.C. Original sash cord window, with obscure glass, to side elevation.

### **Bathroom (Rear)**

**12' x 5' 5**

**(3.66m x 1.65m)**

Partially tiled walls and pastel suite, comprising pedestal wash hand basin, with wall mirror and shaver light over. Panelled bath with mixer tap shower, radiator and double glazed window, with obscure glass, to side elevation.

### **Bedroom 1 (Rear)**

**11' 4 x 8' 8**

**(3.46m x 2.65m)**

Neutral décor. Chimney breast recess with dress rail and shelving. Radiator, power points and double glazed window to side elevation.

### **Bedroom 2 (Front)**

**16' 4 x 15' 7**

**(4.97m x 4.75m)**

Neutral décor. Radiator, power points and double glazed bow window to front elevation, with exceptional views.

### **Bedroom 3 (Front)**

**13' 9 x 6' 3**

**(4.20m x 1.90m)**

Presently used as a sewing room. Neutral décor, radiator and power points. Double glazed window to front elevation, with spectacular views.

**Bedroom 4 (Front)**

**12' 6 x 11' 8**

**(3.80m x 3.55m)**

Neutral décor. Built-in wardrobe, radiator and power points. Double glazed window to front elevation, with spectacular views.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Front**

Each property in Rhoslan has a parking area in the 'lane' which has been adopted by the residents. Murmur y Don is elevated from the 'lane' and approached by steps, leading to the main entrance. The garden is well maintained and displays a variety of mature shrubs and trees which descends to the front boundary wall. A superb paved terrace, to the front entrance, captures the sun and enjoys outstanding views over the tennis courts, golf course and estuary. A pathway wraps around the property and leads to a garden room, with single glazed windows and polycarbonate roof.

**Rear**

The rear elevated garden is a real surprise, privately appointed and approached by shallow steps from the side of the house. This large garden is enclosed, well tended and laid to lawn. Mature shrubs and trees decorate the garden and a pathway meanders to the top of the garden with seated bench. A restful atmosphere with superb views across to the estuary, wonderful.

**Guide Price** £495, 000

**Tenure** Freehold

**Council Tax Banding** G

**Services** Mains gas, electricity, water and drainage connected.

**Local Authorities** Gwynedd Council.

**Water** Welsh Water.

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at

**Agents Note** The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.

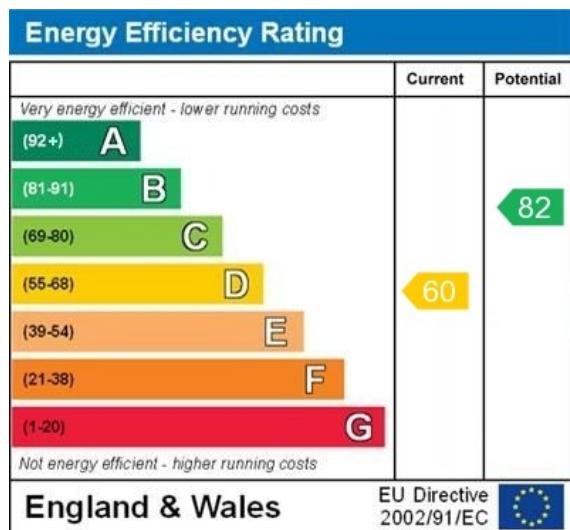
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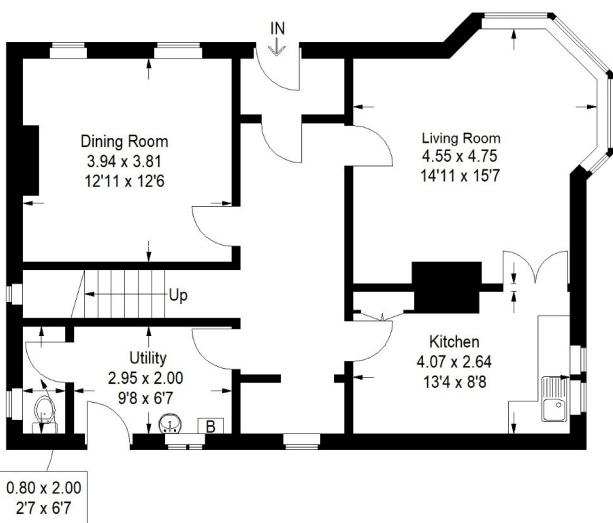
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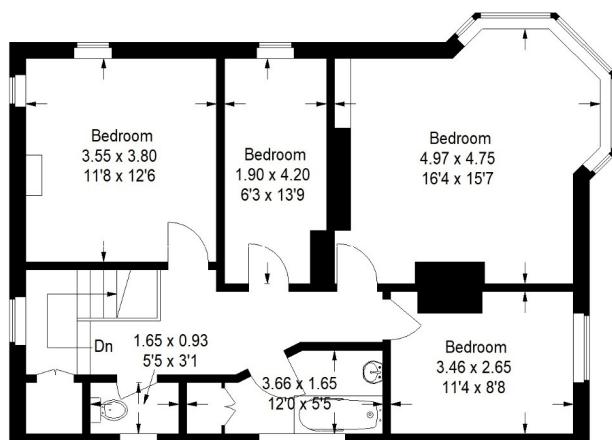


## Murmur Y Don, Rhoslan, Aberdovey, LL35 0NS

Approximate Gross Internal Area  
146.9 sq m / 1581 sq ft



**Ground Floor**  
73.6 sq m / 792 sq ft



**First Floor**  
73.3 sq m / 789 sq ft

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

