

**DRIFTWOOD COTTAGE  
8 NANTIESYN  
ABERDOVEY  
LL35 0NB**

**Price £300,000 freehold**

Energy Efficiency Rating		Current	Potential
100+	<b>A</b>		
81-101	<b>B</b>		
69-80	<b>C</b>		80
55-68	<b>D</b>	55	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Best energy efficient - higher running costs  
 Worst energy efficient - higher running costs  
 England & Wales  
 EU Directive 2002/91/EC  
 www.epc.org.uk



**Charming 2 bedroom cottage of character  
Situating in a quiet location  
Rear elevated terraces with estuary views**

This charming cottage of character is located off the centre of the village in a quiet residential setting yet within easy distance of the beach and all amenities. Currently a holiday let and 2<sup>nd</sup> home. Comprising open plan lounge, kitchen/diner and compact shower room on the ground floor and 2 double bedrooms on the 1<sup>st</sup> floor. With the benefit of a rear elevated decked garden area with partial estuary views. Gas centrally heated with wood single glazed windows. Opposite the cottage is a council owned car park which is available all year round and a permit can be purchased to enable parking. Directly opposite in Nantiesyn itself there is also parking.

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. 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 property comprises wood stable door to:-

**OPEN PLAN LOUNGE/KITCHEN DINER** 18' x 11'

Window to front, tiled floor, fireplace with gas flame effect fire, tv point, built-in cupboard housing gas meter with glass fronted cupboard over, beamed ceiling, consumer unit electric meter and broadband and tv point.

**KITCHEN AREA**

Window to rear, painted units, laminate work top, gas hob with built-in oven under, stainless steel sink and drainer, integral dishwasher, under cupboard lighting, part tiled walls, cupboards under stairs housing fridge freezer and storage, door to;

**REAR LOBBY**

Tiled floor, storage cupboard, wood stable door to side.

**SHOWER ROOM**

Window to side, vanity wash basin, w.c, fully tiled shower cubicle, heated towel rail, extractor light..

Off living area stairs to;

**BEDROOM 1**

11'8 x 8'2

Window to front, original fireplace, tv point.

**BEDROOM 2**

9'6 x 8'4

Window to rear, tv point, built-in cupboard housing Worcester combi boiler.

**OUTSIDE REAR**

Shared slate steps to elevated recently built composite decked terrace with room for table and chairs and estuary views, small shed, lighting.

**ASSESSMENTS** Band D

**TENURE** Freehold.

**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. Telephone; 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.







