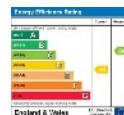


**DRIFTWOOD COTTAGE
8 NANTIESYN
ABERDOVEY
LL35 0NB**

Price £275,000 freehold



**Charming 2 bedroom cottage of character
Situated 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 2nd home. Comprising open plan lounge, kitchen/diner and compact shower room on the ground floor and 2 double bedrooms on the 1st 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

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.



