

**ROSSETTI  
HOPELAND ROAD  
ABERDOVEY  
LL35 0NH**

**Price £850,000 Freehold**

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
22-41	<b>A</b>		
18-21	<b>B</b>		
13-17	<b>C</b>		
9-12	<b>D</b>		
5-8	<b>E</b>		
2-4	<b>F</b>		
1-3	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
		44	80
England & Wales		EU Directive 2002/91/EC	



**Detached 3 bedroom house  
situated in an elevated position  
Stunning estuary views  
Front and rear garden  
Summerhouse and garage**

Rossetti is situated on Hopeland road, considered the most exclusive location in Aberdovey. With stunning uninterrupted estuary views from all front facing rooms including the gardens. Being the first-property built here, the generous plot chosen by the original owners as it offered the best views. The spacious accommodation comprises lounge, dining room, kitchen and utility on the ground floor with 3 double bedrooms, bathroom and en suite on the 1<sup>st</sup> floor. The grounds are maturely planted and well maintained, laid to lawn with paved areas and steps up to a Summerhouse with shower room and kitchenette. To the rear a single garage and off road parking for 2 vehicles to the side. The property has gas central heating.

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 accommodation comprises wood half glazed panelled door to;

#### HALLWAY

Tiled floor, plate shelf, alarm, telephone point, staircase.

#### LOUNGE

24'4 x 12' max at widest point. 6'6 at narrowest. Window to front with deep sill, 2 windows to side, stone fireplace with slate hearth, tv point.

#### DINING ROOM

12' x 11'6  
Window to front with deep sill, door to;

#### KITCHEN

12' x 11'6  
Window to side and rear, pine units, laminate work top, composite sink and drainer, gas fired Aga, plumbed for dishwasher, vinyl floor.

#### UTILITY

13'2 x 6'4 not inc hallway.  
Windows on 3 elevations, half glazed door to rear, plumbing for washing machine, vinyl floor.

#### CLOAKROOM

W c, wash basin, vinyl floor, consumer unit located here.

#### 1ST FLOOR LANDING

Window to front, access to loft.

#### BEDROOM 1

14'2 x 12'  
Window to front with deep sill, door to;

#### EN-SUITE

9'7 x 8'5  
Window to side, bath, wash basin, w c, tiled shower cubicle with electric shower, part tiled walls.

#### BEDROOM 2

12' x 11'7  
Window to front with deep sill, original cast iron fireplace.

#### BEDROOM 3

11'8 x 11'6  
Window to side, wsh basin, built-in wardrobe.

#### BATHROOM

5'9 x 5'4  
Window and skylight to rear, bath, wash basin.

#### SEPARATE W C

Window and skylight to rear, w c.

#### GARDENS AND GROUNDS

Fully enclosed garden laid to lawn with mature shrubs and trees, path to rear covered storage area, Gloworm boiler located here. Slate steps lead to the elevated rear garden again laid to lawn with mature shrubs, paved area with greenhouse, gated access to single garage located on Hopeland road at the rear of Rosetti. Parking for 2 vehicles to the side of the main house.

#### SUMMERHOUSE

19'5 x 14'4 not inc kitchen and shower.  
Window and half glazed door to front, wood panelled interior, door to;

#### KITCHENETTE

11' x 7'8 inc lobby  
Sink unit with hot water heater, door to rear, window to side.

#### SHOWER ROOM

8'2 x 7'8  
Wc, wash basin, tiled cubicle with curtain and electric shower.

#### TENURE

The property is Freehold.

#### SERVICES

Mains electricity, gas, water and drainage.

#### COUNCIL TAX

Band F

#### VIEWING

By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

#### 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.

#### Rosetti, Hopeland Road, Aberdovey, Gwynedd, LL35 0NH

Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft

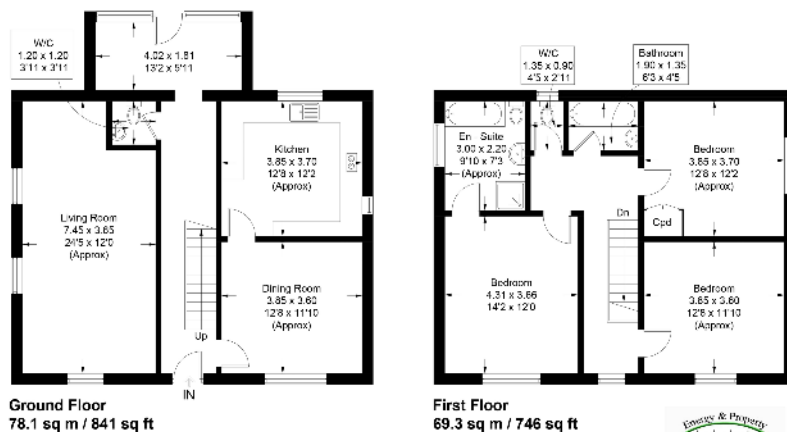


Illustration for information purposes only. Measurements are approximate, not to scale.





