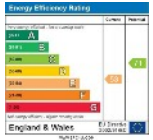


**HARBOUR VIEW  
1 COPPERHILL STREET  
ABERDOVEY  
LL35 0EU**

**£170,000 Leasehold**



**Spacious 2-3 bedroom apartment  
Situated in the centre of the village with wharf garden and estuary views  
Gas centrally heated and with upvc double glazing  
In need of some modernisation**

This spacious 2-3 bedroom apartment is situated in the heart of the village within easy walking distance of the beach and all amenities. Situated over 3 floors and comprising entrance hallway to 1<sup>st</sup> floor landing, large lounge/diner with windows overlooking the wharf gardens and estuary, kitchen, cloakroom and shower room on the 1<sup>st</sup> floor, 2 double bedrooms and en-suite shower on the 2<sup>nd</sup> floor and attic bedroom and storage area with restricted height. The apartment is gas centrally heated with upvc double glazing. Access to this apartment is via a green door on Copperhill Street.

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 property comprises wood panelled door to;

#### **ENTRANCE HALLWAY**

Stairs to 1<sup>st</sup> floor landing, consumer unit and central heating thermostat located here, heated towel rail, built in airing cupboard with sliding doors.

#### **L SHAPED KITCHEN** 14' x 10' max

Window to side, base and wall units, laminate work top and splashback, stainless steel sink and drainer, built in oven, induction hob?, extractor and stainless steel splash back. Door to;

#### **LOUNGE** 18' x 15'2

2 windows to side - 1 to front with window seat and wharf garden and estuary view, wall mounted gas fire with wood surround, t v point.

Off 1<sup>st</sup> floor landing access to;

#### **CLOAKROOM**

W c, wash basin, Glo Worm Combi boiler located here, extractor, panelled walls, vinyl floor.

#### **SHOWER ROOM** 6'8 x 6'3

Window to side, vanity wash basin and w c with mirror and cupboards, walk in shower cubicle, panelled walls, vinyl floor, heated towel rail.

Stairs to 2<sup>nd</sup> floor landing with heated towel rail.

#### **BEDROOM 1** 11' x 10'6

Window to side.

#### **EN-SUITE SHOWER** 6'3 x 3'8

Vanity wash basin, w c, panelled shower cubicle with jacuzzi shower? Vinyl floor, extractor light.

#### **BEDROOM 2** 10' x 8'2

Window to side, vanity wash basin with mirror over.

Stairs to 3<sup>rd</sup> floor;

#### **ATTIC BEDROOM (3)** 13'3 x 7'9

Velux to side, timber clad ceiling, open under eaves storage area.

**TENURE** Leasehold 999 years from 15<sup>th</sup> July 2005. Proportionate contribution to annual buildings insurance and maintenance split 3 ways between flat 2 and Coast Deli and Dining.

**ASSESSMENTS** Council tax band B

**SERVICES** Mains water, electricity, gas, main drainage are connected.

**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.







