

**12 CAE ARGOED  
 ABERDOVEY  
 LL35 0DY**

**Price £170,000 Share of freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient (best rating scale)	A		
Energy efficient	B		
Decent	C		
Below average	D	72	72
Less than average	E		
Energy inefficient	F		
Very energy inefficient (worst rating scale)	G		

England & Wales EU Directive 2002/91/EC



**Two bedroom 2<sup>nd</sup> floor apartment with partial sea views from the lounge and kitchen, gas central heating, parking and 36` garage.**

**Contents included in sale**

This two bedroom 2<sup>nd</sup> floor property is one in a block of purpose built apartments situated just a few minutes walk to the harbour and sandy beach. Comprising entrance hallway leading to lounge, kitchen with partial estuary views, shower room and 2 double bedrooms. The external maintenance and communal areas are looked after by the management company and therefore you can enjoy the property without any stress.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all very popular and there is excellent river and sea fishing within easy distance. For golfing enthusiasts there is 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 is entered by way of the communal entrance to the front. There is an audio entrance system. Upvc entrance door leads to:-

**INNER HALLWAY** 6' x 5'5  
Built-in cupboard with hanging rail and shelf over.

**LOUNGE/DINING ROOM** 21'4 x 12'9  
Upvc picture window to rear with partial sea and garden views, 2 radiators.

**KITCHEN** 10'8 x 7'5  
Upvc picture window to rear with partial sea and garden views. White units, laminate work top, breakfast bar, stainless sink and drainer, plumbed for washing machine, built-in oven, electric hob, radiator, part tiled walls, 2 built-in larder cupboards, Worcester boiler located here, vinyl floor.

**BEDROOM 1** 15'11 x 11'  
Large upvc double glazed picture window with a pleasant aspect over the hillside, radiator.

**BEDROOM 2** 11'3 x 9'5  
Large upvc double glazed picture window with a pleasant aspect to the front over the hillside, radiator.

**SHOWER ROOM** 7'3 x 5'7  
Panelled walls, corner cubicle, w.c, wash basin, extractor, chrome towel rail, vinyl floor.

### **GARAGE AND PARKING**

**GARAGE** - 36'5 x 8'7  
Gas and electric meters, consumer unit, lighting and power point, up and over door.

### **COMMUNAL GARDENS**

Large well maintained lawned area.

**Agents note; contents are included in the sale except for personal items.**

### **TENURE**

The owners of the apartments have formed a company called Cae Argoed Management Limited who hold the freehold and each owner is a shareholder. The present maintenance charge is approximately £1,200 per annum which includes insurance, maintenance, communal lighting and window cleaning. The lease is 999 years from 1st January 1975 with 950 years remaining from January 2024.

**ASSESSMENTS** Band D

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

**VIEWING** By appointment with Welsh Property Services Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 710500 email info@welshpropertyservices

### **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.

### **12 Cae Argoed, Aberdovey, Gwynedd, LL35 0DY**



Approximate Gross Internal Area = 69.6 sq m / 749 sq ft

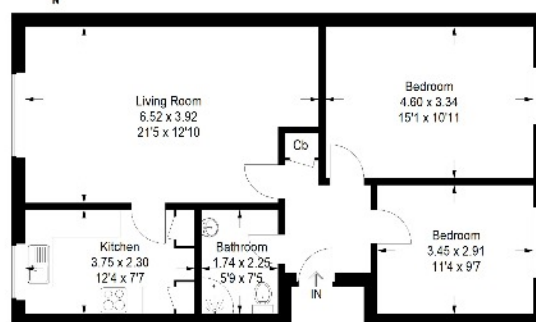


Illustration for identification purposes only; measurements are approximate, not to scale.





