

**MORLAN
ABERDOVEY
LL35 0SE**

Price guide £850,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		81
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - higher running costs	E	51	
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC



**5 Bedroom detached dormer bungalow, Situated on the edge of Aberdovey
Stunning uninterrupted views of Cardigan Bay
Approximately 3 acre plot with a detached 1 bedroom annexe**

This detached extremely spacious dormer bungalow is situated on the edge of the village of Aberdovey with stunning uninterrupted views of the championship 18 hole golf course and Cardigan Bay. On a large plot extending to approximately 3 acres of part landscaped grounds and hillside. Comprising entrance conservatory leading to kitchen/breakfast room, separate utility, large lounge/diner with 4 en suite double bedrooms leading off, office plus master bedroom with en suite bathroom spanning the entire 1st floor. The views from all front facing windows are sublime. With detached 1 bedroom fully self contained annexe which has previously provided an income. Open garage to the rear plus workshop, vegetable and fruit beds, orchard, croquet lawn to the side and landscape grounds leading down to the road. There is direct access to the golf course and beach via footpath at the bottom of the drive. The property was re roofed in 2020 and had replacement wood double glazed windows in 2018 and would benefit from some further modernisation.

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.

Oil centrally heated the property comprises:

UPVC CONSERVATORY

Windows on 2 elevations, French doors to front, polycarbonate roof, glazed wood double doors to;

KITCHEN / BREAKFAST ROOM 21'7 x 10'7

Upvc sliding door and wood double glazed window to front, wood burning stove in brick back to back fireplace, base and wall units, laminate work top, stainless steel sink and drainer, electric cooker point, plumbed for dishwasher, part tiled walls, door to;

LOUNGE / DINER 26'2 x 19'

2 Wood double glazed window, glazed wood double glazed door and single glazed wood full length window to front, open fire in back to back fireplace.

BEDROOM 1 14'7 x 10'4 inc en-suite. Wood double glazed window and half glazed door to front.

EN-SUITE
Wood double glazed window to side, shower cubicle with electric shower, wash basin, w c, part tiled walls.

Arch to hallway with built in airing cupboard leading to;

BEDROOM 2 14'6 x 9'7
Wood double glazed window and half glazed door to side.

EN-SUITE
Wood double glazed window to side, shower cubicle with electric shower, wash basin, w c.

BEDROOM 3 13'4 x 9'8 not inc wardrobe.
Wood half glazed door and window to rear, built in wardrobe.

EN-SUITE
Wood double glazed window to rear, shower cubicle with electric shower and curtain, wash basin, w c.

BEDROOM 4 14'2 x 10'1
Wood double glazed window and half glazed door to rear, built-in cupboard.

EN-SUITE BATHROOM 10'9 x 8'
Wood double glazed window to rear, built-in cupboard housing hot water cylinder and slatted shelving, wash basin, w c, bath with shower head handset and curtain, part tiled walls.

Off breakfast room door to;

HALLWAY 10'2 x 9'6
Wood double glazed window and half glazed door to side, staircase.

UTILITY 10'3 x 8'8
Wood double glazed window to rear, single glazed door to side, plumbed for washing machine, w c, Worcester oil boiler, consumer unit and fire alarm controls located here.

1ST FLOOR FORMER OFFICE 2'6 x 10'7
Wood double glazed window to side, velux to front, access to under eaves storage, storage heater, door to;

BEDROOM 5 27' x 9'7
2 Velux windows to front.

EN-SUITE 10'6 x 9'7
Wood double glazed window to side, large shower cubicle with electric shower, bath, wash basin, w c, storage heater.

DETACHED ANNEXE 29'5 x 12'9 in total
Lounge, kitchenette, shower, separate w c, bedroom, double glazed windows, electric panel heaters, consumer unit and meter.

OUTSIDE
Tarmac parking for over 6 vehicles, fully enclosed grounds, landscaped with mature shrubs and trees, paved areas, croquet lawn, external power points and tap, wood work shop with power 15'9 x 7'9, 2.5 car oak framed carport 22' x 15'6 with power. Mature trees, fruit trees, vegetable and fruit beds, fruit cage.

TENURE The property is Freehold.

COUNCIL TAX Band H

SERVICES Mains water, electricity and septic tank drainage.

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. Info@welshpropertieservices.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.

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LASER TAPE CLAUSE
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



