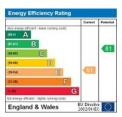


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MORLAN ABERDOVEY LL35 0SE

Price guide £850,000 Freehold





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

Company Registration Number: 10048640 (Wales) J & J Property Services (Wales) Limited VAT No: 236 0365 26

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 ensuite. 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

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.

14`6 x 9`7

14`2 x 10`1

13⁴ x 9⁸ not inc wardrobe.

BEDROOM 3

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

Wood double glazed window and half glazed door to rear, built-in cupboard.

EN-SUITE BATHROOM

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

Wood double glazed window and half glazed door to side, staircase.

UTILITY

10`3 x 8`8

10² x 9⁶

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.

2`6 x 10`7 **1ST FLOOR FORMER OFFICE**

Wood double glazed window to side, velux to front, access to under eaves storage, storage heater, door to;

BEDROOM 5

EN-SUITE

2 Velux windows to front.

10`6 x 9`7

27` 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@welshpropertyservices.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.

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.

10`9 x 8`

