

**FAIRWAY
CORBETT LANE
ABERDOVEY
LL35 0RB**

Offers in the region of £430,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-101	A		
81-91	B		
69-80	C		
55-68	D	68	82
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Detached 4 bedroom property
Master bedroom with en-suite shower
Panoramic estuary views from all front facing rooms
Integral garage
Currently a holiday let through airbnb.**

This detached property enjoys a superb location on the edge of the village, away from the hustle and bustle but within easy reach of the village centre, harbour, beach and Aberdovey Golf Club. With the living accommodation on the first floor comprising a spacious entrance hall with stairs to the lower level, lounge, kitchen and dining room with panoramic views over the Dovey Estuary, sea, beach and golf course. The main bedroom is on the first floor with en-suite shower along with a further double bedroom and bathroom. Downstairs is another entrance hall and 2 double bedrooms, plus a family bathroom and access to sun room. A further staircase leads to the integral garage, workshop and access to parking area. Upvc double glazed and gas centrally heated. The property is currently a holiday let through airbnb.co.uk/rooms/22975297.

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 comprises glazed door and side panel to:-

ENTRANCE HALL

Staircase to lower level, built-in cupboard with hanging rail, built-in airing cupboard housing hot water cylinder and slatted shelving.

LOUNGE 19'8 x 13'9

Window to side, sliding door to front with Juliet balcony. Glazed doors to;

DINING ROOM 15' x 13'5

Window to front.

KITCHEN 17' x 9'3

Window to front and side, units, laminate work top, 1.5 sink and drainer, electric hob, eye level double oven, plumbed for dishwasher.

BEDROOM 1 13'4 x 12'9

Window to rear, fitted wardrobes.

EN-SUITE 8'6 x 5'7 not inc
recessed shower, tiled walls, bath, w c, vanity wash basin, window to rear.

BEDROOM 2 13' x 11'9

Window to rear and front, built-in wardrobes.

BATHROOM 7'5 x 5'7

Window to rear, wash basin, w c, bath with shower head handset and curtain, part tiled walls.

Off entrance hallway stairs down to;

LOWER LEVEL HALL

Door to side, built-in cupboard housing consumer unit, storage cupboard.

SUN ROOM

Windows all round and doors to terrace.

BATHROOM 9'3 x 6'9 max

Window to front, bath with shower over and glass screen, wash basin, w c, tiled walls.

BEDROOM 3 14'8 x 7'

Window to front.

BEDROOM 4 12' x 9'8

Window to front, fitted wardrobes.

UTILITY 14' x 9'7

Glazed door and window to side terrace area. Plumbed for washing machine, boiler located here, sink and drainer, under stairs storage cupboard.

Off hallway, stairs to ground floor.

WORKSHOP 13'4 x 11'2

Window to front, door to further storage area.

GARAGE 17'2 x 13'9

Up and over electric door.

OUTSIDE

Parking for 2 vehicles, access to double garage, outside tap, steps up to terrace with mature shrubs, access to sun room, further steps up to rear front door, gate to lane at rear.

TENURE Freehold

ASSESSMENTS Currently exempt from rates.

SERVICES Mains water, gas, electricity and mains drainage are connected.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500.

Email: info@welshpropertyservices.com

DISCLAIMER

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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.



