

**FLAT 1, COMPTON HOUSE
GLANDOVEY TERRACE
ABERDOVEY
LL35 0EB**

£160,000 LEASEHOLD

Energy Efficiency Rating		Current	Potential
Most	A		
Very Good	B		
Good	C		4.4
Fair	D		
Below Average	E		
Poor	F		
Very Poor	G		

England & Wales



**1 bedroom 1st floor sea front apartment
Well presented
Fully furnished
Currently a holiday let**

This well presented 1st floor sea front apartment is conveniently located opposite the beach and yacht club. With communal entrance to 3 apartments in total the property comprises; entrance hallway leading to double bedroom, shower room and open plan lounge/kitchen/diner with uninterrupted beach and estuary views from the bay window. With electric heating, upvc double glazing (fitted in 2023) and being sold fully furnished. The front elevation was re rendered in 2023. Currently a holiday let through aberdoveycottages.co.uk

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 entrance via a shared door to all 3 apartments off Glandovey Terrace, then up a covered outside staircase to:

Half glazed wood door to;

HALLWAY

Wall mounted heater, built-in cupboard housing hot water heater, and consumer unit.

BEDROOM

10'1 x 9'4

Window to rear, wall mounted heater.

SHOWER ROOM

7'1 x 5'2

Vanity sink and w c, large walk in cubicle with electric shower and glass doors, electric towel rail, tiled floor and walls, extractor.

LOUNGE/ KITCHEN/DINER

17'6 x 14'5

Bay window to front with uninterrupted beach and estuary views, contemporary kitchen units, wood block work top, integral fridge and microwave, built in oven, ceramic hob, part tiled walls, tiled floor to kitchen area only, wall mounted heater.

TENURE

The property is Leasehold in excess of 900 years with exact amount to follow.

Agents note: All contents included in the sale.

SERVICES

Mains water, electricity and main drainage are connected.

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.

Flat 1 Compton House, Aberdovey, Gwynedd, LL35 0EB

Approximate Gross Internal Area
37.7 sq. m / 406 sq. ft

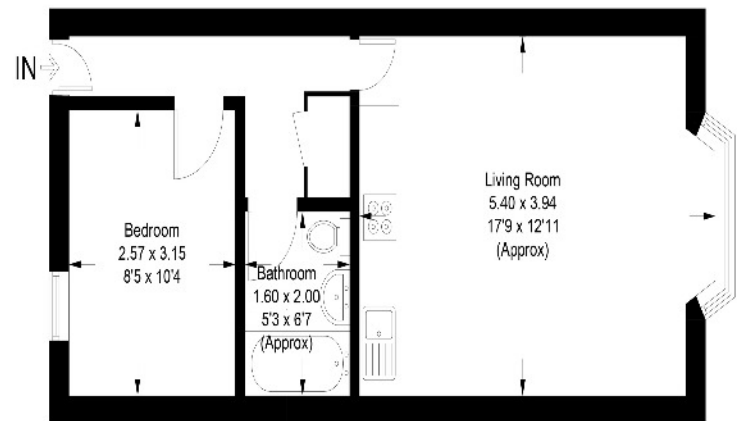


Illustration for identification purposes only,
measurements are approximate, not to scale





