

**16 GLANDOVEY TERRACE
ABERDOVEY
LL35 0EB**

£385,000 Leasehold

Energy Efficiency Rating		Current	Potential
Best possible rating (lowest heating costs)	A		
Good	B		
Decent	C		B2
Needs improvement	D		
Needs significant improvement	E		
Needs urgent improvement	F		
Very poor	G		
Minimum allowed (legal minimum)	G		G1

England & Wales
EJ Gibson
30/09/2016
www.wps.com



**Spacious 5 bedroom 3 storey apartment
Situated opposite the yacht club, estuary and beach.
With terraced rear garden
Electric heating and upvc double glazing
Shop and freehold available for separate negotiation.**

This spacious 5 bedroom apartment is situated over 3 floors and ideally located opposite the yacht club, estuary and beach with super views from all front facing windows. With entrance hallway leading to bathroom, kitchen and lounge on the 1st floor, 3 good sized bedrooms on the 2nd floor plus en-suite shower and a further 2 bedrooms on the top floor. With the benefit of a large decked terrace and steps to an enclosed garden laid to lawn with mature shrubs and distant estuary views from the top level. Upvc double glazed with electric heating although there is gas to the property. There is the option to purchase the shop and freehold (see agent for details).

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are very popular and Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club a championship course nearby. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. 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 upvc glazed door to lobby, upvc glazed door to;

HALLWAY

Laminate floor, storage heater, stairs to 1st floor half landing:

BATHROOM 6'6 x 6'5

Window to rear, corner bath with electric shower and curtain over, wash basin, w c, tiled walls, storage heater, built in cupboard housing hot water cylinder and slatted shelving.

KITCHEN 13'4 x 11'3

Glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, gas cooker point, laminate floor, part tiled walls.

LOUNGE / DINER 17'9 x 11'11

Bay window plus window to front, coving and dado rail, storage heater, gas fire (disconnected) in wood surround, built in cupboard housing consumer unit and meter, tv point.

Stairs to 2nd floor half landing;

CLOAKROOM

Window to rear, wc, wash basin, part panelled walls, laminate floor.

Stairs to 2nd floor landing with storage heater.

BEDROOM 1 13'4 x 11'3 inc en-suite

Window to rear, walk in cupboard, laminate floor.

EN-SUITE

Wc, wash basin, tiled shower cubicle with electric shower, extractor, tiled walls, laminate floor.

BEDROOM 2 12'10 x 8'11

Window to front, laminate floor, wall mounted panel heater, built in cupboard.

BEDROOM 3 9'2 x 8'4

Window to front, wall mounted panel heater.

Stairs to

3RD FLOOR LANDING 17'7 x 8'5

Access to loft, velux to rear, under eaves access.

BEDROOM 4 9' x 8'10

Velux to rear, under eaves access, vinyl floor.

BEDROOM 5 12'6 x 9'1 max.

Window to front, under eaves access, wall mounted panel heater, vinyl floor, access to loft.

OUTSIDE

Timber decked terrace, concrete steps to terraced garden laid to lawn with mature shrubs, small shed.

TENURE

Leasehold 999 years, ground rent tbc.

ASSESSMENTS

Band B

SERVICES

Mains water, electricity, gas, main drainage are connected.

VIEWING

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



