

**5 MAESNEWYDD
ABERDOVEY
LL35 0PD**

Price guide £175,000 FREEHOLD



**Ex local authority property
Estuary views from all front facing windows and garden
3 Bedrooms
Large rear garden
Subject to local occupancy clause**

This spacious 3 bedroom semi detached ex local authority property is being offered for sale to those who meet the local occupancy clause. Comprising entrance hallway leading to lounge and kitchen-diner on the ground floor and 3 bedrooms and shower room on the first floor. With estuary views from the front facing rooms and garden. Large rear garden laid to lawn and brick built storage sheds. The property was re roofed in 2022 and has the benefit of gas central heating (installed in 2021).

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

Upvc double glazed the property comprises half glazed door and side panel to;

HALLWAY

Staircase, laminate floor, under stairs storage, telephone point.

LOUNGE 14'8 x 11'5

Bay window to front with deep sill, t v point, laminate floor.

KITCHEN 22'1 x 8'8

Window and patio doors to rear, vinyl floor, base and wall units, laminate work top, part panelled part tiled walls, stainless steel sink and drainer, plumbed for washing machine, electric cooker point, space for tumble drier, Door to;

COVERED WALKWAY

Access to brick built storage, gate to front, open to rear.

Off entrance hallway, stairs to;

FIRST FLOOR LANDING

Built-in cupboard housing Worcester combi boiler (installed in 2021) and slatted shelving, access to insulated loft.

SHOWER ROOM 7'3 x 5'5

Window to rear, wash basin, w c, shower cubicle with glass screen, tiled walls, vinyl floor tiles, extractor, heated towel rail.

BEDROOM 1 12'4 x 11'6

Window to front.

BEDROOM 2 14'5 x 8'9

Window to rear.

BEDROOM 3 9'8 x 8'3

Window to front.

OUTSIDE FRONT

Shared access path, patio area, laid to lawn, mature hedge.

OUTSIDE REAR

Fully enclosed, patio area, laid to lawn, hillside views.

AGENTS NOTE

The property is subject to a s157 restriction that requires any prospective purchasers to prove that they have either lived or worked within the County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council – details available upon request.

ASSESSMENTS Band C

TENURE The property is Freehold.

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

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.



