

**MAGLONA
 6 NEW STREET
 ABERDOVEY
 LL35 0EH**

Offers in excess of £285,000 freehold.

Energy Efficiency Rating		Current	Potential
Best	A		
Good	B		
Decent	C		
Some improvements needed	D		
Needs significant improvements	E		
Needs urgent improvements	F		
Very poor	G		
Energy efficiency class		64	61
Energy efficiency class			
England & Wales		EU Directive	2002/91/EC



**2-3 bedroom Grade 2 listed townhouse
 Immaculately presented
 Central village location
 Gas centrally heated with new gas fire and boiler.**

Immaculately presented grade 2 listed mid terrace townhouse situated in the heart of the village and a short walk to the beach. Comprising open plan living area with well fitted kitchen and useful walk in storage cupboard on the ground floor, bedroom / lounge on the 1st floor along with cloakroom, 2 double bedrooms and well appointed shower room on the 2nd floor. The property has been refurbished throughout, the exterior was fully repainted in 2023 and partially re roofed at the same time. The gas fire was replaced in 2022 and the boiler installed in 2023. The loft is fully boarded with pull down ladder.

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.

The property comprises panelled wood door to;

OPEN PLAN LIVING AREA 15'4 x 15'2 inc walk-in cupboard. 2 sash windows to front, slate flagstone floor, well fitted kitchen with granite work top, Belfast sink, integrated dishwasher and larder fridge/freezer, built-in double oven and induction hob, part tiled walls, telephone point, fireplace with gas flame effect fire (installed in 2022), built-in cupboard housing electric and gas meter plus consumer unit, walk in utility storage cupboard plumbed for washing machine. Open staircase to 1st floor landing with door to rear and access to Church Street.

CLOAKROOM

Vinyl flooring, vanity wash basin and w c, built-in cupboard housing Potterton combi boiler (installed 2023).

BEDROOM 1/ LOUNGE 15'3 x 10'5

2 sash windows to front, cast iron fireplace (not in use), built-in cupboard with shelving over, t v point.

2ND FLOOR LANDING

2 windows to rear, access to fully boarded loft with pull down ladder.

SHOWER ROOM

Part tiled walls, tiled floor, vanity wash basin and w c, large shower cubicle with glass screen, extractor light, heated chrome towel rail.

BEDROOM 2 12'9 x 7'3

Sash window to front, t v point, built-in double wardrobe, cast iron fireplace (not in use) wall lights, recessed shelving.

BEDROOM 3 9'7 x 7'6

Window to front, wall lights.

ASSESSMENTS Band D

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.





