

**APARTMENT 2  
TY ARDUDWY  
ABERDOVEY  
LL35 0RY**

**Price £345,000 Leasehold**



**Well presented spacious 4 bedroom 1st floor apartment  
Situating a short walk from the village and close to Aber-  
dovey Golf Club  
999 year lease (954 remaining 2022)  
Open plan living/kitchen/diner  
Upvc double glazed and gas centrally heated  
Allocated parking, garage and ground floor terrace plus  
use of communal garden**

Situated on the flat just outside the village of Aberdovey, a short walk to the golf club, beach and all amenities. Originally a grand Summer residence with private grounds and walled garden, Ty Ardudwy was converted in 1977 to 4 private apartments and the grounds further developed in more recent years to 10 residential properties in total. Comprising entrance hallway leading to 4 bedrooms, the master with en-suite shower room, bathroom and open plan lounge/kitchen/diner overlooking the communal garden and golf course. With upvc double glazed windows and gas central heating. This apartment also has an extremely useful ground floor utility with cloakroom and storage room which lends itself to home working or hobby use. Outside is allocated parking for 2 vehicles, a garage and terrace for your private use only plus access to the communal lawn.

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 apartment comprises upvc part glazed door to communal entrance to apartment 2 and 3 only. Wood panelled door to entrance hallway.

**LIVING AREA** 17'4 x 11'9 Windows on 2 elevations with lovely views over the golf course, air conditioning unit, tv point, open to;

**KITCHEN/DINER** 13' x 10'9 Window to side, white units, laminate work top, stainless steel sink and drainer, dishwasher, built in oven, ceramic hob with tiled splash back, part panelled walls.

**BATHROOM** 8'5 x 5'6 Window to front, panelled walls, vinyl floor, wash basin, w c, P shaped bath with shower over and curved glass screen, heated towel rail, extractor, built in cupboard housing hot water cylinder and slatted shelving.

**BEDROOM 1** 17' x 12'6 Into bay window to rear overlooking the golf course and communal lawn, original fireplace with electric fire (gas point in situ) built in cupboard, original coving.

**EN-SUITE** 5'6 x 5'1 Part panelled walls, corner shower cubicle, w c, compact sink, heated towel rail, extractor, vinyl floor.

**BEDROOM 2** 12'8 x 11 into bay window overlooking the communal garden and golf course, built in cupboard with hanging rail.

**BEDROOM 3** 11'5 x 7'5 Window to front, built in cupboard with hanging rail.

**BEDROOM 4** 8' x 7'2 Window to rear.

**GROUND FLOOR UTILITY** 7'8 x 7'6 Half glazed wood door, vinyl floor, plumbed in washing machine, space for tumble drier, laminate work top, Belfast sink, separate wc.

**STOREROOM** 10' x 7'6  
Wood double glazed window to front, built in cupboard.

**GARAGE** 17'7 x 8'1  
Wood double doors and window to side, utility area with sink and plumbed in washing machine.

**OUTSIDE**  
Allocated parking for 2 vehicles, gate to terrace.

**TENURE** The property is leasehold 999 years with 953 remaining (2023). Annual charges £500 paid in 4 instalments of £125.

**ASSESSMENTS** Band A

**SERVICES**  
Mains water, sewerage and drainage, electricity and gas are connected.

**Agents note, apartment being sold fully furnished to include 2 tv's; washing machines and tumble driers.**

**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.

### floorplan

#### Apartment 2, Ty Ardudwy, Aberdovey, Gwynedd, LL35 0RY

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft  
Outbuildings = 26.2 sq m / 282 sq ft  
Total = 120.6 sq m / 1298 sq ft



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









