

**4 MELIN ARDUDWY  
ABERDOVEY  
LL35 0RY**

**Offers in the region of £380,000 Freehold.**

Energy Efficiency Rating		Current	Potential
92-101	A		88
81-91	B		
69-80	C	73	
55-68	D		
49-54	E		
41-48	F		
35-40	G		
<small>100% energy efficient - lowest running costs</small> <small>100% energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Immaculately presented 2-3 bedroom link detached house  
with stunning views of Aberdovey championship golf course**

**Gas centrally heated and upvc double glazed**

**Off road parking for 3 vehicles**

**Situated on the flat and within easy walking distance to the centre of the village, beach and golf course.**

**Could be reverted to 3 bedroom property.**

4 Melin Ardudwy is an immaculately presented link detached house situated on this small cul de sac of approximately 6 properties. Comprising entrance hallway leading to kitchen, music room/office, guest bedroom and shower room on the ground floor and lounge with access to balcony overlooking the championship golf course plus master bedroom with en-suite bathroom on the 1<sup>st</sup> floor. Refurbished to a high standard in 2021 to include re plumbing, re wiring, new kitchen, bathrooms, French doors fitted and the garage has been converted into a room. The property is gas centrally heated with remote nest control and double glazed throughout. The rear garden is pleasantly planted, laid to lawn with 2 paved areas to enjoy the views and sun. There is parking for 3 vehicles at the front and gated access to the rear garden. The property is situated on the flat within walking distance to the golf course, beach and village and has easy access to the vast expanse of beach, over the golf course less than 5 minutes walk.

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 upvc half glazed composite door and side panel to;

#### **ENTRANCE HALL**

Built in cupboard housing consumer unit, quickstep flooring.

#### **KITCHEN**

17'6 x 10'3

Window to front French doors to rear, ivory kitchen units with under cupboard lighting, laminate work top, ceramic sink and drainer, integral dishwasher and fridge, induction hob with filter over and mosaic splash-back, eye level built in double oven and grill, plinth heater, quickstep flooring, wall mounted extractor, door to;

#### **MUSIC ROOM / DINING ROOM**

14'8 x 8'

Window to front, French doors to rear, quickstep flooring, wall mounted heater, access to loft with wooden pull down ladder.

Off entrance hallway to;

#### **SHOWER ROOM**

7'3 x 5'6

Window to front, w c, wash basin with heated mirror over, tiled walk in shower with glass screen and dual handset and waterfall shower, tiled floor with electric under floor heating, extractor.

#### **BEDROOM 1**

9'9 x 9'

French doors to rear, fitted wardrobes and drawer unit, Vaillant combi boiler located here, quickstep flooring, glazed door to;

Rear lobby with glazed access to garden, quickstep flooring, under stairs cupboard plumbed for washing machine.

Off entrance hall stairs to first floor landing, open to;

#### **LOUNGE**

17'6 x 10'5

Window to front, sliding door to balcony with stunning views of the championship golf course 1<sup>st</sup> - 2<sup>nd</sup> and 17<sup>th</sup> - 18<sup>th</sup> holes, electric fire.

#### **BEDROOM 2**

17'6 x 9'1

Window to rear overlooking garden and golf course, access to insulated and part boarded loft with wooden pull down ladder.

#### **EN-SUITE BATHROOM**

1'3 x 4'9

2 windows to front, bath, vanity wash basin, w c, quickstep flooring, heated towel rail, electric underfloor heating, built in airing cupboard with shelving, extractor.

#### **OUTSIDE FRONT**

Parking for 3 vehicles, outside tap, gated access to rear.

#### **OUTSIDE REAR**

South facing, with 2 paved patio areas, small lawn, mature shrubs, shed with power, outside tap.

#### **COUNCIL TAX RATING**

E

**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](mailto: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.



