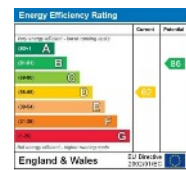


**BRO GWYLAN
23 TERRACE ROAD
ABERDOVEY
LL35 0LT**

OIRO £375,000 Freehold



**2 bedroom semi detached cottage
Seafront location with rear terrace
Stunning uninterrupted views from all rear windows.
Gas centrally heated with partial upvc double glazing**

This cottage is located at the far end of Aberdovey close to car parking and the Penhelig Arms hotel and restaurant. Owned and loved by the same family for many years, the original two cottages were converted to one cottage in the seventies, long used as a private holiday home and for the last 25 years, reconverted to two cottages, which have now also been made available for holiday let. Comprising entrance hallway leading the lounge, dining room and kitchen on the ground floor with 2 generous double bedrooms, bathroom and shower room on the 1st floor. With rear paved terrace to enjoy the stunning uninterrupted estuary views. Gas centrally heated with part upvc double glazing. The cottage is currently a holiday let with Aberdovey Breaks.

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.

Gas centrally heated with partial upvc double glazing the property comprises composite door to;

ENTRANCE HALL

Stairs to 1st floor, glazed door to;

LOUNGE 14'9 x 11'9

Upvc sash window to front, wood single glazed French doors to rear, tv point, built in cupboard with shelves over, open fireplace with slate hearth (not in working order), gas point, picture rail.

DINING ROOM 15' x 8'4

Upvc sash window to front, original built in cupboard housing consumer unit - gas and electric meter, vinyl floor, telephone point, open fireplace with slate hearth, walk in under stairs cupboard, telephone point.

KITCHEN 11'5 x 9'7

Wood single glazed window to rear and glazed door to side, cream Shaker style units, laminate work top, stainless steel sink and drainer, plumbed for slim line dishwasher, electric cooker point, space for fridge freezer, breakfast bar, vinyl floor, part tiled walls.

Off entrance hallway stairs to 1st floor landing with built in storage cupboard.

BEDROOM 1 14'9 x 11'9 into recess.

Upvc sash window to front, wood single glazed window to rear with estuary views, original cast iron fireplace, built in cupboard, picture rail.

BEDROOM 2 11'4 x 9'3

Wood single glazed window to rear and side with dual aspect estuary views.

SHOWER ROOM 6'2 x 5'7

Tiled shower cubicle with glass screen, compact wash basin, w c, vinyl floor, extractor.

BATHROOM 8'7 x 6'

Upvc sash window to front, bath with shower head handset, wash basin, w c, built in cupboard housing Worcester combi boiler and slatted shelving, extractor, tiled floor, part tiled walls.

OUTSIDE REAR

Paved terrace, galvanised railings, outside tap, outside w c, right of way over 22 Terrace Road to front.

COUNCIL TAX Band C

SERVICES

Mains water, gas, electricity and 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.



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