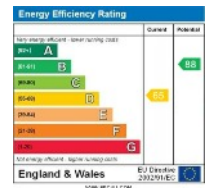


**PORTHFA
22 TERRACE ROAD
ABERDOVEY
LL35 0LT**

OIRO £350,000 Freehold



**2 bedroom semi detached cottage
Seafront location with rear terrace
Stunning uninterrupted views from all rear windows.
Gas centrally heated with 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 kitchen, shower room and lounge on the ground floor and 2 double bedrooms and cloakroom on the 1st floor. With rear paved terrace enjoying uninterrupted estuary views. 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 upvc double glazing the property comprises composite front door to;

KITCHEN

Upvc sash window to front, wood effect units, laminate work top, stainless steel sink and drainer, built in oven, ceramic hob, consumer unit and electric meter located here, part tiled walls, extractor, vinyl floor, space for fridge / freezer, breakfast bar.

SHOWER

7'9 x 3'2

Tiled cubicle with glass door, w c, wash basin, extractor, part tiled walls, tiled floor.

LOUNGE

11'3 x 11'3

Upvc sliding door to rear and sash window to side, under stairs cupboard housing Worcester combi boiler, built in cupboards, vinyl floor. Stairs to;

1st FLOOR LANDING

Upvc window to side.

CLOAKROOM

4'8 x 3'1

W c, wash basin, extractor light, vinyl floor.

BEDROOM 1

11'9 x 11'5

2 upvc sash windows to rear with uninterrupted estuary views, original cast iron fireplace, built in double wardrobe, wash basin.

BEDROOM 2

11'2 x 10'

Upvc sash window to front, access to loft, tv point.

OUTSIDE REAR

Paved terrace with access to front, galvanised railings, uninterrupted estuary views, 23 Terrace Road has right of access.

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.



The floor plans are for guidance only.
Plan produced using PlanIt.

Porthfa, 22 Terrace Road, Aberdovey





