

**MIN Y MOR 4
12 GLANDOVEY TERRACE
ABERDOVEY
LL35 0EB**

PRICE GUIDE £140,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	73	81
55-68	D		
49-54	E		
35-48	F		
1-34	G		

England & Wales



**1 bedroom 2nd floor sea front apartment
With stunning estuary views.**

This 2nd floor apartment is ideally situated opposite the beach, yacht club and car park. With communal entrance to 7 apartments the property comprises; living area with window overlooking the seafront, galley kitchen, bath room and bedroom. The apartment has electric heating, upvc double glazing and is being sold fully furnished. Currently run as a holiday let.

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 variety of shops, cinema, leisure centre primary and high schools cottage hospital and promenade.

Panelled wood door to entrance hall, door to;

LIVING AREA 15'2 x 8'7

Window to front with deep sill and beach and estuary views,, laminate floor, storage heater, wall mounted panel heater, built in cupboard housing consumer unit and meter, intercom, door to;

KITCHEN 8'9 x 5'3

Window to rear, base units, laminate work top, stainless steel sink and drainer, space for under counter fridge, built in cupboard, laminate floor, electric cooker point,

BATHROOM 9' x 4'8

Bath with shower head handset and curtain, w c, vanity wash basin, extractor, vinyl flooring, part tiled walls, built in cupboard housing hot water cylinder and slatted shelving.

DOUBLE BEDROOM 11'5 x 7'6

Window to front with deep sill and beach and estuary view, laminate floor, wall mounted heater

Agents note: Contents included except for personal items.

TENURE

The property is Leasehold 999 years from 30th November 2001. The owners have formed a management company called Dyfi Court Management Company Limited and each owner is a shareholder and own their own freehold. Dyfi Court Management charge is approximately £1300.00 including ground rent and broadband connection.

SERVICES Mains water, electricity and main drainage are connected.

ASSESSMENTS Currently exempt.

VIEWING By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 01654 710500. 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.





