

**BRYN EGLWYS  
 CHURCH STREET  
 ABERDOVEY  
 LL35 0NG**

**OIRO £350,000 Freehold**

Energy Efficiency Rating		Current	Potential
39-41	A		
31-38	B		
23-30	C		
15-22	D		
7-14	E		
1-6	F		
0	G		
<small>100 energy efficient - higher ranking costs</small>		29	84
<small>100 energy efficient - higher ranking costs</small>			
<small>EU Directive 2002/91/EC</small>			
<small>England &amp; Wales</small>			



**Semi detached 2 bedroom house  
 situated in an elevated position  
 With stunning estuary views  
 Terraced rear garden**

Bryn Eglwys is ideally situated in an elevated position within walking distance to the village and all amenities. With the living accommodation on the 1<sup>st</sup> floor the property comprises large entrance hallway leading to a generous ground floor bedroom and shower room, 1<sup>st</sup> floor lounge with dual aspect windows, kitchen, master bedroom and bathroom. With stunning estuary views from the master bedroom, living room and kitchen. Outside rear is an enclosed paved garden with recently fitted composite decking, galvanised steps to the lower level, mature shrubs and trees plus storage shed with w c. The property has partial upvc; single and double glazed wood windows, electric heating and there is gas to the property. Bryn Eglwys would benefit from some modernising.

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 accommodation comprises slate roofed storm porch with wood panelled part glazed door to;

#### HALLWAY

Upvc window to front, original tiled floor, under stairs cupboard, built in cupboard housing consumer unit.

#### GROUND FLOOR BEDROOM

12'8 x 12' not inc entrance lobby, wood double glazed picture window to front, storage heater, built in cupboard.

#### EN-SUITE SHOWER

6'6 x 4'5 not inc recessed shower, upvc window to rear, wash basin, w c, tiled shower cubicle with electric shower, part tiled walls.

Off entrance hallway, original staircase to split landing with half glazed door to rear and storage heater.

#### LOUNGE / DINER

17'8 x 14'2  
Wood double glazed window to front, single glazed to rear, original cast iron fireplace with gas flame effect fire, 2 storage heaters, telephone point, open archway to;

#### KITCHEN

10'9 x 8'8  
Wood double glazed window to front, base and wall units, laminate work top, part tiled walls, gas cooker point, 1.5 stainless steel sink and drainer, plumbed for dishwasher, vinyl floor.

#### BEDROOM 2

14'2 x 12'3 into recess  
Upvc window to front, wash basin, built in wardrobe, original cast iron fireplace.

#### BATHROOM

8' x 7'3  
Wood single glazed window to side, wash basin, w c, bath with electric shower over and concertina screen, part tiled walls, storage heater, built in cupboard with slatted shelving, access to loft.

OUTSIDE Gated entrance to side, galvanised steps to rear, composite decking, paved terraced garden with mature shrubs and trees, tap and lighting.

#### STORAGE SHED

8'6 x 5'9  
Upvc window to side, w c, wash basin, combi gas boiler located here, tiled floor.

Below the decking is an access path behind the entire building.

#### TENURE

The property is Freehold.

#### SERVICES

Mains electricity, gas, water and drainage.

#### COUNCIL TAX

Band E

VIEWING By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

#### 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.





