

**SYCHNANT  
ABERDOVEY  
LL35 0SL**

**Price guide £525,000 Freehold**

| Energy Efficiency Rating                   |   | Current      | Potential  |
|--|---|--------------|------------|
| Energy efficiency - (lower rating is best) | A |              | 31         |
| Energy efficiency - (lower rating is best) | B |              |            |
| Energy efficiency - (lower rating is best) | C |              |            |
| Energy efficiency - (lower rating is best) | D |              |            |
| Energy efficiency - (lower rating is best) | E |              |            |
| Energy efficiency - (lower rating is best) | F |              |            |
| Energy efficiency - (lower rating is best) | G | 23           |            |
| Energy efficiency - (lower rating is best) |   |              |            |
| England & Wales                            |   | EU Directive | 2002/91/EC |



**Detached 4 bedroom house  
situated in an elevated position  
Stunning estuary views  
Landscaped garden  
Tarmac in and out driveway  
Stone built workshop and large shed  
Option to purchase field.**

Sychnant is ideally situated a mile from the village of Aberdovey off a quiet no through lane with access to 2 further properties only. With stunning estuary views from the garden and all front facing windows. The property comprises entrance sun lounge leading to a generous kitchen / diner, utility, lounge, cloakroom and integral double garage on the ground floor. With 4 bedrooms, bathroom and en suite shower to master bedroom on the 1<sup>st</sup> floor. The garden is mainly laid to lawn with mature planting, paved patio, natural water feature with actual working water pump, rear stone built workshop plus large shed both with power. Tarmac driveway for several vehicles and a convenient in and out driveway. Sychnant has upvc double glazing, Calor gas central heating and private water supply from a borehole. There is the option to purchase further land to the side and front.

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 glazed door to;

**SUN LOUNGE** 15' x 9'7  
Windows on 3 elevations, tiled floor, built in cupboard, door to lounge, glazed double doors to;

**KITCHEN/ DINER** 21'9 x 11'9  
2 windows to front, tiled floor to kitchen area, oak units, polished slate work top, inset ceramic sink, integral dishwasher, gas fired Aga with extractor over, gas hob, part tiled walls, door to;

**UTILITY** 12' x 8'5  
Window to rear, door to garage, base and wall units, laminate work top, stainless steel sink and drainer, gas hob, built in oven, part tiled walls, tiled floor, door to walk in cupboard housing boiler plus shelving, plumbed for washing machine.

Off kitchen/diner to;

**LOUNGE** 22'1 x 14'6  
Full length window and glazed door to front with views of the countryside and estuary in the distance, door to sun lounge.

**CLOAKROOM** 7'8 x 5'8  
Window to rear, wash basin, w c.

Stairs to;

**1ST FLOOR LANDING**  
Window to side.

**BEDROOM 1** 14'5 x 14'3  
Picture window to front with countryside and estuary views.

**EN-SUITE SHOWER** 9'4 x 6'4  
Window to rear, vanity wash basin, w c and bidet, corner shower cubicle, tiled floor and walls, extractor, access to loft with pull down ladder.

**BEDROOM 2** 12'6 x 12'1  
Window to front.

**BEDROOM 3** 12'3 x 8'6  
Window to side ( currently used as an office).

**BEDROOM 4** 12' x 8'8  
Window to front.

**BATHROOM** 13'9 x 5'9  
Window to side, vinyl floor, bath, wash basin, w c, tiled shower cubicle, built in airing cupboard.

**INTEGRAL DOUBLE GARAGE** 18'2 x 18'  
Electric roller door, window and door to rear.

**OUTSIDE**  
Grounds extend to approx ¾ acre, laid to lawn with mature shrubs at the front, tarmac in and out driveway, rear gravel area with access to stone built workshop (former cowshed) 25' x 10'11 with power and 20' garden shed also with power. Grounds taper to a point of mainly hillside with mature trees.

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, Calor gas, borehole water supply, septic tank.

**COUNCIL TAX** Band G

**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.

Sychnant Aberdovey, Gwynedd, LL35 0SL  
Approximate Gross Internal Area (Including Garage)  
235.7 sq m / 2214 sq ft



Ground Floor (Including Garage)  
126.3 sq m / 1359 sq ft

First Floor  
79.4 sq m / 855 sq ft





