

**12 PEN Y FFORDD
ABERDOVEY
LL35 0PL**

Guide price £400,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - Super luxury class	A		
Energy efficient - Better luxury class	B		
Decent energy efficiency - Good class	C		
Some energy efficiency - Average class	D		
Low energy efficiency - Below average class	E		
Very low energy efficiency - Poor class	F		
Very low energy efficiency - Super poor class	G		
		83	83

England & Wales EU Directive 2002/91/EC



**Immaculately presented
Detached bungalow with estuary and village views
Contemporary open plan living
3 double bedrooms - 2 bathrooms
Block paved parking for 3 vehicles
South facing fully enclosed decked and paved garden**

This immaculately presented 3 bedroom detached bungalow is situated in a quiet residential location. Fully refurbished since 2008 to include re roofing, plumbing, windows, wiring, and garden landscaping. Offering spacious contemporary open plan living with panoramic estuary views from all rear windows, 3 double bedrooms, 2 bathrooms, low maintenance rear decked and part paved fully enclosed private south facing garden and off road parking for 3 vehicles.

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 property comprises half glazed door to;

ENTRANCE HALLWAY

Laminate floor.

BEDROOM 1 10'9 x 9'9

Window to front.

BEDROOM 2 10'9 x 10'5

Window to front.

BATHROOM 8'5 x 6'8 inc built-in cupboard.

Skylight, wash basin with led mirror over, w c, P shaped bath with glass screen and shower over, part tiled walls, tiled floor, heated towel rail, extractor, built-in cupboard housing Worcester boiler.

OPEN PLAN LOUNGE/KITCHEN 20'8 x 15'1

French doors with glazed side panels to rear, laminate floor, cast iron wood burning stove on slate base, tv and telephone point.

Open to;

KITCHEN

Laminate breakfast bar, cream Shaker style units, stainless steel sink and drainer, integral fridge and dishwasher, built-in oven, 5 ring gas hob, tiled walls. Built-in cupboard housing consumer unit. Open to;

DINING AREA 11'7 x 7'7

Windows on 3 elevations and French doors to rear, laminate floor.

Off kitchen door to inner hallway and access to;

BEDROOM 3 13'5 x 11'3

French doors to rear, window to side, laminate floor, tv point.

BATHROOM 2 6'7 x 4'8

Tiled floor, part tiled walls, bath with shower head handset, w c, vanity wash basin, extractor, led mirror, heated towel rail.

UTILITY 15'3 x 7'1

Door to side, tiled floor, base units, laminate work top, plumbed for washing machine, door to;

STOREROOM 15'4 x 7'5

Window to side, up and over door.

OUTSIDE FRONT

Block paved driveway for up to 3 cars, lawned area which could provide additional parking, mature hedge, gated access either side of property to rear.

OUTSIDE REAR

Fully enclosed south facing decked garden with panoramic estuary and part village/hillside views, small paved area with external wood burning stove, raised bed with mature planting, lighting, tap?

ASSESSMENTS Council tax band D

SERVICES Mains water, gas, electricity and main drainage are connected.

Agents note, Contents available for separate negotiation?

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.



