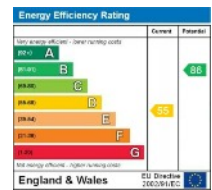


**7 BRYN HYFRYD  
 ABERDOVEY  
 LL35 0LW**

**PRICE GUIDE £240,000 Freehold**



**Well presented mid terrace cottage  
 situated in an elevated position  
 2 double bedrooms - 2 bathrooms  
 Upvc double glazing-gas central heating**

This well maintained and presented cottage is situated in an elevated position within a short walk to the centre of the village and all amenities. Retaining some original features including beamed ceilings and open fire and 1 of only 3 cottages in the row. Comprising a kitchen -diner leading to a good sized lounge on the ground floor and 2 bedrooms, bathroom and en-suite shower room on the 2<sup>nd</sup> floor plus access to small rear yard with storage shed. The roof was replaced in 2016. The exterior walls were k rendered in 2017 (front) and 2018 (rear) and the upvc windows were replaced at the same time. There is space at the front for a small bench and right of way to the cottage next door.

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 wood stable door to:

**KITCHEN / DINER** 13'9 x 11'9

Window to front, white units, laminate work top, stainless steel double sink and drainer, plumbed for dishwasher, electric cooker point, part tiled walls, vinyl floor, Viessman boiler located here, under stairs cupboard, beamed ceiling, glazed door to;

**LOUNGE** 14' x 11'9

2 windows to front, 1 window to rear, tiled open fireplace in working order, beamed ceiling, built in cupboard housing gas meter and electric consumer unit.

Off kitchen, farmhouse door to hidden staircase.

**FIRST FLOOR LANDING**

Window to rear, door to small yard.

**BEDROOM 1** 14' x 9'8

Window to front, built in cupboards.

**BATHROOM** 7' x 5'

Window to rear, bath with electric shower over and glass screen, w c, wash basin, vinyl floor, tiled walls.

**BEDROOM 2** 14' x 7'1

Window to front, built in cupboard.

**EN-SUITE SHOWER** 5' x 4'9

Tiled cubicle with electric shower, wash basin, w c, vinyl floor, extractor.

**OUTSIDE FRONT**

Right of way to cottage next door, space for small bench.

**OUTSIDE REAR**

Small enclosed yard with tiled floor and access to storage shed plumbed for washing machine.

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX** Band D

**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**

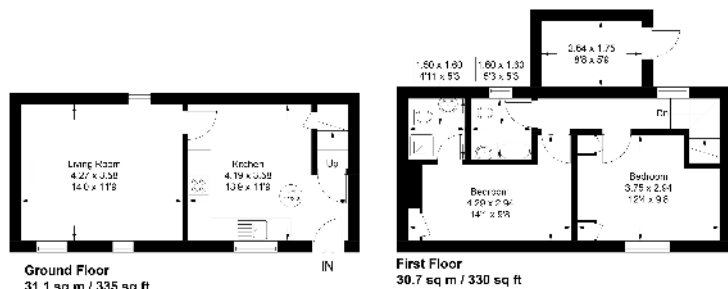
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**LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

7 Bryn hyfryd, Aberdovey, Gwynedd, LL35 0LW

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft  
Outbuilding = 4.3 sq m / 46 sq ft  
Total = 69.6 sq m / 747 sq ft



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