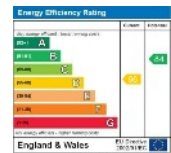


**2 TREM Y LERI  
ABERDOVEY  
LL35 0PW**

**Price £390,000 Freehold.**



**Immaculately presented fully refurbished 3 bedroom semi-detached property  
With the benefit of garage, parking, garden, partial estuary views  
Gas centrally heated, upvc double glazed  
Currently a successful holiday let**

Immaculately presented semi detached property situated within walking distance to the centre of the village with partial estuary views from the front facing rooms. Refurbished to a high standard in 2017 and currently a very successful holiday let through holidaycottages.com but is also suitable as a permanent residence. The property comprises entrance hallway with cloakroom/utility and shower room leading to open plan lounge kitchen/diner and office on the 1<sup>st</sup> floor. With 3 double bedrooms plus bathroom on the 2<sup>nd</sup> floor. The fully enclosed rear garden is laid to lawn with raised beds, patio area, mature planting and composite decking. To the front is tarmac parking for 2 vehicles plus a single garage. The property is fully double glazed and gas centrally heated.

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises wood half glazed door to:

#### **ENTRANCE HALL**

Tiled floor, central heating thermostat, under stairs cupboard housing consumer unit.

#### **OFFICE** 8'8 x 5'3

Upvc window to rear, engineered oak floor.

#### **CLOAKROOM**

Upvc window to side, wash basin, w c, extractor.

#### **UTILITY**

Plumbed for washing machine, tiled floor, fully tiled shower cubicle, extractor, heated towel rail.

#### **LIVING AREA** 24'5 x 14'7 max

2 upvc picture windows to front, engineered oak flooring, t v and telephone point, built-in cupboard with shelving, open to;

#### **KITCHEN** 11' x 9'4

Upvc window and half glazed wood door to rear, grey gloss units, laminate work top, stainless steel sink and drainer, induction hob, built-in oven with stainless steel splash back and extractor over, integral under counter fridge freezer, integral slim line dishwasher, tiled floor.

Off entrance hall stairs to 1<sup>st</sup> floor landing with 2 built-in cupboards.

#### **BATHROOM** 8'4 x 5'3

Upvc window to side, wash basin, w c, p shaped bath with glass screen and shower over, heated towel rail, extractor, part tiled walls, tiled floor.

#### **BEDROOM 1** 12'6 x 9'

2 wood double glazed windows to front, built-in cupboard.

#### **BEDROOM 2** 11'5 x 7'9

2 wood double glazed windows to front, built-in cupboard.

#### **BEDROOM 3** 9'5 x 9'

Wood double glazed window to rear, built-in cupboard.

#### **OUTSIDE FRONT**

Tarmac parking for 2 vehicles, bin store, access to;

#### **GARAGE** 14'6 x 7'5

Up and over door, electric meter and Worcester boiler located here.

#### **REAR**

Fully enclosed, laid to lawn with mature shrubs in raised beds, paved patio area, composite decking with 8 person hot tub . Outside tap and lighting.

**Agents note: Most contents available for separate negotiation including hot tub.**

**COUNCIL TAX** Previously Band C currently not applicable.

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

**VIEWINGS** by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. [info@welshpropertyservices.com](mailto: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.







