

**CHALET 23
BWLCH GWYN
ABERDOVEY
LL35 0SG**

PRICE £149,950

Energy Efficiency Rating		Band	Score
Super	A		108
Very Good	B		81
Good	C		65
Fair	D		50
Below Average	E		35
Poor	F		20
Very Poor	G		5

For energy advice, see [www.gov.uk](#)

England & Wales



**Three bedroom fully furnished chalet
Situated in an elevated position on the hillside above Aberdovey
With stunning panoramic views of the Dovey Estuary and Cardigan Bay.**

This small exclusive chalet park is situated away from the bustle of the charming harbour village of Aberdovey but within walking distance, uphill on the way back, or just a few minutes by car to the harbour, sandy beaches or the Championship Golf Course. The spacious chalet comprises open plan living area with well fitted kitchen, 3 bedrooms and shower room. With good sized terrace to enjoy the views over cardigan bay. Most windows have been refurbished by the current vendor. There is a landline at the property. Used solely by the vendors since purchase however this chalet could provide a holiday rental income if desired.

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 variety of shops, cinema, leisure centre primary and high schools, cottage hospital and attractive promenade.

The open plan accommodation comprises:-

LOUNGE/DINING ROOM 19'4 x 16'2

With double glazed picture windows to the front and both sides enjoying the spectacular views, wall lights, electric wall mounted panel heater, telephone point.

KITCHEN

Double glazed window to side with sea view in the distance, contemporary units, wood block work-top, breakfast bar, stainless steel sink and drainer, integrated slim line dishwasher, washing machine, halogen hob with built in oven under, vinyl floor.

INNER HALL

With built-in storage cupboard housing hot water cylinder, consumer unit, electric meter and storage.

SHOWER ROOM

2 double glazed windows to side with partial sea views, w.c, vanity wash basin, fully tiled shower cubicle with glass door and mixer shower, chrome electric towel rail, vinyl floor.

BEDROOM 1 9'5 x 9'10 not including built-in wardrobes and storage cupboards, double glazed windows to side and rear, wall lights, electric towel rail.

BEDROOM 2 9'7 x 6'3 not including a 3'4 x 3' door recess, double glazed windows to side and rear, electric towel rail.

BEDROOM 3 8'4 x 6'2 not including built-in storage cupboards, double glazed window to side.

OUTSIDE

The covered balcony extends along the front of the chalet and provides a large area in which to enjoy al-fresco meals overlooking the spectacular views. Storage area under the chalet.

TENURE

The property is Leasehold with 19 years remaining (2024). Ground rent £1,600 and maintenance charge £947 (reviewed every 7 yrs and fixed until 2030). The property cannot be used during the month of **FEBRUARY**.

Agents note: Chalet being sold fully furnished except for some personal items.

ASSESSMENTS Band A

SERVICES

Mains water (on meter), electricity and main drainage are connected.

BEST ROUTE TO PROPERTY:

From Tywyn proceed into the village and take the first turning left (just before the Dovey Inn), continue up this road (Copperhill Street) and take the first turning right up Mynydd Isaf. At the top of the hill turn left, keep going straight up the hill across the cattle grid, you will see the Chalet park in front of you. The chalet is in an elevated position on your left.

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.

Chalet 23 Bwlch Gwyn, Aberdovey,
Gwynedd, LL36 0SG

Approximate Gross Internal Area
59.5 sq. m / 643 sq. ft



Illustration for identification purposes only
measurements to give approximate, not to scale.



