

**SWN Y WYLAN  
BALKAN HILL  
ABERDOVEY  
LL35 0NH**

**PRICE GUIDE £585,000 Freehold**

| Energy Efficiency Rating                                 |   | Current | Potential |
|--|---|---------|-----------|
| 92-100   | A |         |           |
| 81-91  | B |         |           |
| 69-80  | C |         |           |
| 55-68  | D |         |           |
| 45-54  | E |         |           |
| 35-44  | F |         |           |
| 2-34   | G |         |           |
| <small>EU Energy Label: Approximate energy class</small> |   |         |           |
| <small>EU Energy Label: Approximate energy class</small> |   |         |           |
| <small>England &amp; Wales</small>                       |   |         |           |
| <small>EU Directive 2010/31/EU</small>                   |   |         |           |



**Detached 4 bedroom house built in 1985  
Sited in an elevated position  
With stunning estuary views  
Rear garden and storage area  
Large integral garage**

This well presented and maintained property is ideally situated in an elevated position within walking distance to the village and all amenities. Designed by a local architect and built by a local builder in 1985, constructed in stone to meld with the existing structure and was placed in the top 3 in an award winning competition in the Snowdonia National Park. Maximising the view with the living accommodation on the 1<sup>st</sup> floor. Comprising a spacious entrance hallway leading to a good sized lounge / diner on the 1<sup>st</sup> floor plus kitchen and recently refitted shower room and 3 doubles plus a single room with en-suite shower on the lower ground level which leads onto the enclosed and maturely planted garden with access to a rear paved storage area. The integral garage is generous with cloakroom and shower for sandy items coming off the beach. The property has wood double glazed windows and doors throughout and gas central heating.

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.

Accessed via a shared path off Balkan Hill to Swyn y Wylan and Celyn below, the property comprises:

#### **ENTRANCE HALLWAY**

Split landing to 1<sup>st</sup> floor and lower level.

#### **INTEGRAL GARAGE** 22'4 x 13'6

Wood double doors to front, window to side and front, Worcester boiler located here, Belfast sink, tiled shower cubicle, separate w c with wash basin.

Off entrance hallway 4 steps to 1<sup>st</sup> floor landing, glazed door to;

#### **LOUNGE** 17'6 x 14'4

2 windows to rear with stunning estuary views, t v and telephone point, electric fire in wood surround, open to;

#### **DINING AREA** 9'2 x 9'2

Window to side, sliding doors to rear with access to balcony and stunning estuary views, hatch to kitchen.

#### **BALCONY**

Wrought iron railings, decked flooring, room for table and several chairs.

Off 1<sup>st</sup> floor landing glazed door to;

#### **KITCHEN** 8' x 8'

Window to side, wood units, laminate work top, stainless steel double sink, built in oven with gas hob over, plumbed for washing machine and dishwasher, under counter fridge, part tiled walls.

**SHOWER ROOM** 8'6 x 6'9 inc built in airing cupboard housing hot water cylinder and slatted shelving, window to side, panelled shower cubicle, vanity wash basin, w c, heated towel rail, wall mounted fan heater.

Off entrance hallway steps down to lower level, under stairs storage, consumer unit located here.

**BEDROOM 1** 15'7 x 9'2 not inc wardrobes.  
Window to side, French doors to rear with access to garden, built in wardrobes.

**BEDROOM 2** 10'9 x 8'6 inc wardrobes.  
Window to rear, built in wardrobes.

**BEDROOM 3** 14'3 x 8'6 inc wardrobes.  
Window to rear and side, built in wardrobes.

**BEDROOM 4** 18'3 x 8'7  
Glazed door and side panels to side, velux window.

**EN-SUITE SHOWER** 8'6 x 3'5  
Tiled walls and floors, macerator w c, wash basin, shower cubicle, extractor.

**OUTSIDE** Gated entrance to side, paved patio, lawn, mature shrubs, gated access to side patio storage area. Separate bin storage.

**TENURE** The property is Freehold.

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

**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.





