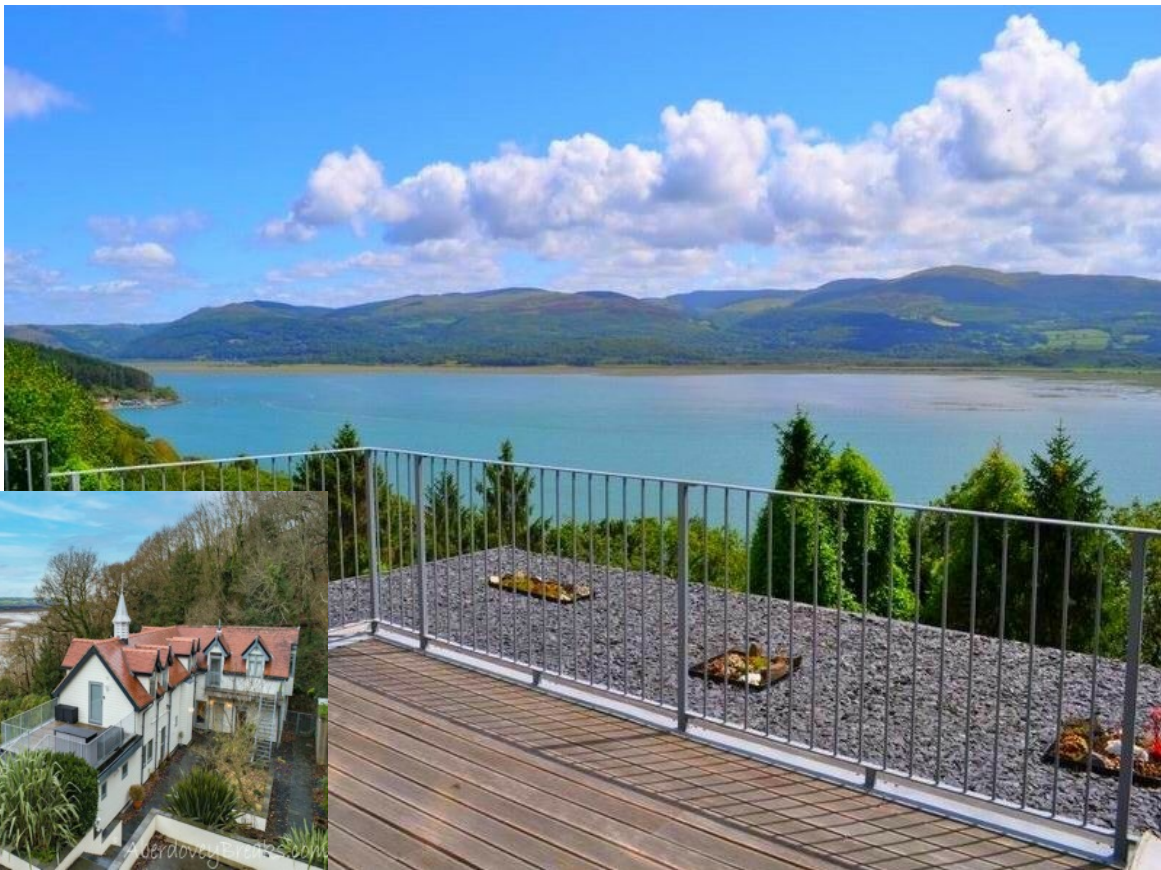


**APARTMENT 2
 THE OLD STABLES
 PANTEIDAL
 ABERDOVEY
 LL35 0RF**

Guide price £340,000 Leasehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Immaculately presented 2 bedroom luxury holiday apartment
 Situated just 2.5 miles from Aberdovey
 With stunning uninterrupted estuary views
 Under floor heating, double glazed aluminium coated windows
 Large fully enclosed decked terrace
 Contents available for separate negotiation
 Currently a successful holiday let**

Situated on the hillside just outside the village of Aberdovey, this very private, secluded location is home to six only luxury apartments. Accessed via 6' electric gates to a large tarmac parking area with designated spaces. Immaculately presented and maintained apartment 2 has a large, enclosed, south facing terrace with stunning uninterrupted views overlooking the estuary. Originally converted in 2008, fully refurbished in 2018 and comprising contemporary open plan living/dining and kitchen, bathroom, 2 double bedrooms and en-suite shower to the master. With ceramic tiled flooring throughout, luxury fixtures and fittings, zoned under floor heating and aluminium coated double glazed windows. The grounds are landscaped and tropically planted. The views are stunning, uninterrupted over the estuary to the hills beyond.

Currently run as a successful holiday let through Aberdovey-breaks (bookings@aberdoveybreaks.com).

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 apartment comprises fully glazed door to;

ENTRANCE HALL

Built-in cupboard housing the hot water tank plus a storage cupboard over, full length double glazed window.

L SHAPED LOUNGE/DINER/KITCHEN 26'3 x 15'9
narrowing down to 7'9.

2 French doors to front, gloss units, laminate work top, stainless steel sink and drainer, Bosch appliances; integrated dishwasher, washing machine, larder fridge/freezer, built-in double oven, induction hob and microwave., tv point, telephone point.

Off entrance hall to;

BEDROOM 1 13' x 12'3

Window to rear and side, t v point.

EN-SUITE SHOWER ROOM 9' x 3'2

Walk-in tiled shower cubicle with power shower and sliding glass shower doors, part tiled walls, wash basin, w c, extractor, led mirror, heated towel rail.

BEDROOM 2 12'6 x 7'4

French doors and full length side window to rear, built-in wardrobe.

BATHROOM 6'5 x 6'4

Bath with shower head handset and glass screen, wall mounted vanity wash basin, w c, part tiled walls, extractor, led mirrored cabinet, heated towel rail.

OUTSIDE

Large decked terrace and outside lighting, uninterrupted estuary

TENURE The property is leasehold (999 years). A management company has been formed (The Stables (Panteidal) Management Company), each owner is a shareholder in the Limited Company.

OUTGOINGS Insurance, maintenance, communal lighting, garden maintenance, bore hole (private water) and sinking fund around £1,100 per annum. including separate sewerage charge.

ASSESSMENTS Currently exempt

SERVICES

Private water, sewerage and drainage, electricity is connected.

AGENTS NOTE:

Apartments 2, 5 & 6 are subject to a 28 day occupancy clause and cannot be used as a main residence.

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.





