

**MEDLEY COTTAGE
RHOSLAN
ABERDOVEY
LL35 0NS**

Price £395,000 freehold.

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Least Efficient	G		

England & Wales



**Semi detached 3 bedroom bungalow
Situated in an elevated South facing position
Stunning uninterrupted estuary views
Front terrace with planning permission to extend
Rear yard storage area**

This well presented refurbished 3 bedroom semi-detached bungalow is situated in an elevated south facing position with panoramic views over the golf course, beach, Dovey Estuary and Cardigan Bay. Comprising covered entrance to hallway with access to enclosed rear yard. Entrance hallway leading to recently fitted wet room, open plan lounge/kitchen/diner and 3 bedrooms. The front terrace will comfortably accommodate a large table and chairs and loungers and there is planning permission for an extended terrace and garage below (granted in 2020). Medley Cottage has been rewired and plumbed since 2018. There is no gas to the property and heating is provided by electric energy efficient wall mounted heaters.

Rhoslan is a highly desirable private 'no through' road in Aberdovey. Slightly elevated and south facing, it provides outstanding views over the estuary to Cardigan Bay yet has the benefit of being on the edge of the village. This is a quiet peaceful location but within easy walking distance to the harbour, village centre, beach, golf club and railway station.

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 promenade.

Accessed via paved steps to the front door and terrace area. Half glazed door to:-

COVERED WALK WAY

Half glazed door to rear, vinyl floor, built in cupboard housing electric consumer unit and meter. Door to;

ENTRANCE HALLWAY

Access to boarded loft with pull down ladder (hot water cylinder located here and window to side), wall mounted heater.

WET ROOM

10' x 4'9

Window to side, wall mounted vanity unit and cupboard, w c, mirrored cabinet, heated towel rail, non slip floor, tiled walls, panelled feature walk in shower, extractor light.

Off entrance hallway 2 steps to;

BEDROOM 1

11'8 x 9'2

Window to rear, wall mounted heater.

BEDROOM 2

6'7 x 6'6

Window to rear, wall mounted heater.

OPEN PLAN LOUNGE /DINER

15'8 x 14'8

Picture window and glazed door to front with panoramic views of Cardigan bay and the Dovey estuary, fireplace with electric fire, wall mounted heater, t v point, open to;

KITCHEN

10'3 x 7'

Picture window to front with uninterrupted sea views, contemporary units, Corian work top; splash back and sink with stainless steel base, built in oven, induction hob, integral fridge/freezer and washing machine, vinyl floor, wall mounted heater.

2 steps to:

BEDROOM 3 (main) 11'8 x 9'9

Window to rear, fitted double wardrobe and overhead storage.

OUTSIDE REAR

Enclosed area with room for storage shed, tap and lighting.

FRONT

Paved terrace, with planning permission to extend including garage and parking, mature shrubs.

There is parking opposite the property for two vehicles.

ASSESSMENTS Band F

TENURE Freehold.

SERVICES Mains water, electricity and mains drainage are connected. There is no gas to the property.

AGENTS NOTE

All owners contribute annually to Velvacombe Ltd (approximately £250) towards the upkeep of the private road. Also there is a covenant on the land at the rear which restricts any future development.

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. 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.





