

**OTAGO 4  
12 GLANDOVEY TERRACE  
ABERDOVEY  
LL35 0EB**

**£185,000 LEASEHOLD**

Energy Efficiency Rating		Current	Potential
Energy efficiency class	A		
Energy efficiency class	B		
Energy efficiency class	C	✓	✓
Energy efficiency class	D		
Energy efficiency class	E		
Energy efficiency class	F		
Energy efficiency class	G		

Not energy efficient. Higher ratings cost less.  
England & Wales



**Fully refurbished contemporary top floor 1 bedroom apartment  
With 4 metre wide sliding picture window and stunning uninterrupted views of the Dovey estuary  
Currently a successful holiday let**

This well presented South facing top floor apartment is conveniently located opposite the beach, yacht club and car park. The present owners have fully refurbished this modern open plan living area which included removing the ceiling to create a lofty, vaulted airy space, installing 4 metre wide slide opening windows to maximise the view, fully re plastering, re wiring, fitting the contemporary kitchen, bathroom and under-floor heating. Currently a successful holiday let with Aberdovey breaks.

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.

The property comprises communal entrance door which leads to a shared hallway and staircase. Glazed door to entrance lobby and stairs to:

**OPEN PLAN LIVING SPACE** 18'2 x 17'5 max  
4 metre wide upvc picture window to front, this opens fully to maximise the view and bring the 'outside in', upvc window to rear, laminate floor with electric under-floor heating, contemporary kitchen units with built-in oven, induction hob, stainless steel splash back and extractor over, integrated fridge, 2 x stainless steel sinks, inset spotlights, entry-phone intercom, under-floor heating controls and thermostat, 2 x tv points, 2 x wall mounted heaters, large overhead storage cupboard with instant hot water boiler, built-in cupboard housing consumer unit and electric meter.

**BATHROOM**  
Bath with electric shower over and glass concertina shower screen, vanity wash basin, fully tiled walls and floor, extractor, wall mounted heater, separate fully tiled w.c.

**BEDROOM** 12'3 x 7'5  
2 upvc windows and half glazed door to rear fire escape, laminate floor with under-floor heating, tv point, built-in wardrobe with sliding mirrored door, fitted overhead storage, wall mounted heater.

**TENURE**  
The property is Leasehold 999 years from 2002. The owners have formed a management company called Dyfi Court Management Company Limited and each owner is a shareholder and own their own freehold. Dyfi Court Management charge is approximately £1700.00 including ground rent, water, building insurance and broadband connection.

**Agents note: Contents available for separate negotiation.**

**ASSESSMENTS** Currently exempt.

**TENURE** The property is Leasehold.

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

**VIEWING** By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 01654 710500. 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.





