

**MADEIRA  
22 SEAVIEW TERRACE  
ABERDOVEY  
LL35 0LL**

**Price £550,000 Freehold**

Energy Efficiency Rating		Current	Potential
100-91	A		
90-81	B		
80-65	C		
64-50	D		
49-40	E		
39-35	F		
34-20	G		
19-10	H		
9-1	I		
0	J		
Energy Efficiency Rating		Current	Potential
England & Wales		ED 01/01/2018	ED 01/01/2018



**Well presented 4 bedroom semi detached townhouse  
Situating in a desirable location on the seafront  
With stunning estuary views  
Front terrace and rear yard**

Madeira is well presented semi detached townhouse situated on the seafront of the beautiful village of Aberdovey within easy walking distance to the beach, yacht club and all amenities. Situated over 3 floors with stunning uninterrupted estuary views from all front facing windows. The property comprises; entrance hallway leading to dining room, well fitted kitchen and shower room on the ground floor. With a generous sized lounge, double bedroom and bathroom plus separate w c on the 1<sup>st</sup> floor and a further 3 double bedrooms on the 2<sup>nd</sup> floor. With electric panel heating and single glazed wood windows. Outside is a useful rear yard with access to the front. Previously a successful holiday let through Aberdovey Cottages.

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 accommodation comprises part glazed wood panelled door to;

#### **LOBBY**

Tiled floor, half glazed door to:

#### **HALLWAY**

Tiled floor, storage heater, under stairs cupboard.

#### **DINING ROOM** 6.08 x 4.29

Bay window to front, built-in cupboard housing consumer unit and electric meter, wall mounted heater, tiled floor.

#### **SHOWER ROOM**

Window to rear, tiled shower cubicle with electric shower, w c, wash basin, heated towel rail, tiled floor.

#### **KITCHEN** 4.00 x 2.27

Half glazed door and 2 windows to side, contemporary units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, built in oven with ceramic hob over and extractor above, part tiled walls, tiled floor.

Stairs to 1<sup>st</sup> floor half landing.

#### **BATHROOM** 3.28 x 2.17

Window to side, skylight to rear, bath with electric shower over and glass screen, wash basin, built in cupboard housing hot water cylinder and slatted shelving - space for tumble drier, part timber panelled walls, tiled floor, heated towel rail.

#### **SEPARATE W C**

Window to side, w c, wash basin, tiled floor.

Steps to 1<sup>st</sup> floor landing, telephone point.

#### **BEDROOM 1** 3.96 x 3.93

Window to rear, wall mounted heater, vanity wash basin.

#### **LOUNGE** 5.57 x 3.60

Sash and bay window to front, pine fire surround (not in working order), 2 wall mounted panel heaters.

Stairs to 2<sup>nd</sup> floor landing, window to rear.

#### **BEDROOM 2** 4.66 x 2.49

Window to front, wall mounted panel heater, wash basin, built in wardrobe, stripped floor boards.

#### **BEDROOM 3** 3.60 x 2.94

Window to rear, stripped floor boards, wash basin, wall mounted heater, built in wardrobe.

#### **BEDROOM 4** 3.60 x 2.66

Window to front, wash basin, built in cupboard.

Covered steps to

#### **ATTIC** 5.40 x 4.06

Fully boarded for storage only, velux window to front and rear, tv aerial located here.

#### **OUTSIDE FRONT**

Wrought iron railings and paved frontage with room for pots.

#### **OUTSIDE REAR**

Gravel yard suitable for storage with room for bistro table and chairs, outside light and tap, access to front.

#### **TENURE** The property is Freehold.

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

#### **COUNCIL TAX** Currently exempt.

**VIEWING** By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

#### **MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### **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.







