

**TY PEN  
ABERDOVEY  
LL35 0NR**

**Price £395,000 Freehold**

Energy Efficiency Rating		Current	Potential
Overall Energy Efficiency Rating	A		
Overall Environmental Impact Rating	B		
Energy Efficiency Rating	C	61	
Environmental Impact Rating	D		51
Energy Efficiency Rating	E		
Environmental Impact Rating	F		
Energy Efficiency Rating	G		

England & Wales



**Detached 2-3 bedroom house**

**Situated in a desirable location on the flat and within short walking distance to the village centre  
Copious parking, detached garage and rear enclosed paved garden**

**CHAIN FREE**

**In need of some modernisation.**

This detached property is ideally situated a short walk to the centre of the village, beach and all amenities and a stones throw from the railway station and golf club. With private parking for several vehicles at the front, a large detached garage and enclosed rear paved garden with mature planting. The property comprises sun lounge entrance porch leading to a spacious hallway, dining area, large lounge, games room (bedroom 3) kitchen, 2 double bedrooms and shower room.. All the above are on the ground floor except for the games room. With upvc double glazed windows throughout and gas central heating. The property would benefit from refurbishing and perhaps reconfiguring to maximise the space.

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 upvc glazed door to;

### SUN ROOM

Full length windows on 3 elevations, tiled floor, poly carbonate roof.

**HALLWAY** 2.78 x 2.74  
Parquet flooring. Access to ;

**WALK IN STORAGE ROOM** 2.80 x 2.01  
Window to side, consumer unit and meter located here.

**DINING ROOM** 3.84 x 2.82  
Window to front, parquet flooring.

**LOUNGE** 6.96 x 4.22  
Window to front and rear, parquet flooring, wood fire surround with gas flame effect fire, open staircase to;

**GAMES ROOM** 4.86 x 4.06  
Window to front and side with partial distant estuary view, under eaves storage.

**KITCHEN** 3.76 x 3.18  
Window to rear, pine base and wall units, laminate work top, composite sink and drainer, range style dual fuel oven, plumbed for washing machine and dishwasher, part tiled walls, tiled floor.

Off entrance hall, door to;

**REAR HALL**  
Built in cupboard housing Worcester boiler and slatted shelving, access to insulated loft with pull down ladder and light, glazed door to side.

**BEDROOM 1** 3.92 x 3.91  
Window to rear.

**BEDROOM 2** 3.99 x 3.86  
Window to side.

**SHOWER ROOM** 2.04 x 1.80  
Window to side, tiled floor and walls, w c, wash basin, shower cubicle.

**SEPARATE W C**  
Window to side, w c, tiled floor and walls.

**OUTSIDE FRONT**  
Tarmac parking for several vehicles, gated access either side to rear.

**DETACHED GARAGE** 5.29 x 3.74  
Electric door, 2 wood windows and door to side, power, lighting and tap and water meter.

**OUTSIDE REAR**  
Paved patio areas x 2, tap, lighting, mature shrubs, gated access to front.

**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.



Illustration for identification purposes only; measurements are approximate, not to scale.





