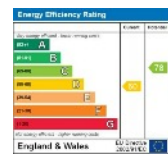


**BRYNMEDDYG  
HOPELAND ROAD  
ABERDOVEY  
LL35 0NH**

**Price £1,500,000 Freehold**



**9 bedroom detached house  
Situated on the exclusive Hopeland Road  
Private driveway and copious parking plus garage  
Estuary views  
In need of refurbishment**

This substantial 9 bedroom detached property is situated on the exclusive Hopeland Road in the coastal village of Aberdovey. With estuary views from all front facing rooms the property comprises a large entrance hallway leading to a lounge, dining room, study, kitchen - breakfast room, scullery, cloakroom, utility and freezer room on the ground floor. With 5 bedrooms on the 1<sup>st</sup> floor, shower room and bathroom and a further 4 bedrooms, storeroom and bathroom on the top floor. With gas central heating and mainly all upvc double glazing. The grounds are laid to lawn with mature shrubs and trees. There is tarmac parking for several vehicles and access to a single garage and 2 brick built sheds. The property retains many original features and would benefit from refurbishing.

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 lounge, half glazed panelled door to;

#### **HALLWAY**

Coving and picture rail, under stairs cupboard.

#### **DINING ROOM** 5.45 x 4.21

Upvc window to side, open to;

#### **LOUNGE** 4.26 x 4.23

Upvc window to front and side, fireplace (not in working order), picture rail, coving.

Off dining room door to;

#### **REAR LOBBY**

Upvc windows to side and rear, door to side, tiled floor, door to;

#### **CLOAKROOM**

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

Off entrance hallway door to;

#### **SITTING ROOM** 4.31 x 4.22

Upvc bay window to front, picture rail, coving.

Door to rear hallway with butlers stairs to 1<sup>st</sup> floor.

#### **SCULLERY** 3.23 x 2.74

Upvc window to rear, tiled fireplace (not in working order) built in cupboard.

#### **CLOAKROOM**

Upvc window to rear, w c, wash basin, tiled floor.

#### **KITCHEN** 4.31 x 2.99

Upvc window to rear, base and wall units, laminate work top, double sink and drainer, built in oven and ceramic hob, tiled floor, open to;

#### **BREAKFAST ROOM** 2.73 x 2.20

Upvc window to front, tiled floor, Worcester boiler located here, door to;

#### **UTILITY**

Upvc half glazed door to rear, upvc window to side, tiled floor, plumbed for washing machine, consumer unit and electric meter located here.

#### **1ST FLOOR LANDING**

Upvc window to front.

#### **BEDROOM 1** 4.33 x 4.33

Upvc window to front, built in wardrobes, wash basin.

#### **BEDROOM 2** 3.04 x 3.03

Upvc window to front, wash basin.

#### **BEDROOM 3** 4.32 x 4.29

Upvc window to front, wood window to side, wash basin.

#### **BEDROOM 4** 4.24 x 3.25

Wood window to side, and rear, wash basin,

#### **BEDROOM 5** 4.26 x 3.03

Upvc window to rear, wash basin.

#### **SHOWER ROOM** 3.02 x 1.68

Upvc window to rear, large cubicle, w c, vanity wash basin, part tiled walls, extractor.

#### **BATHROOM** 3.73 x 2.48

Upvc window to rear, bath, wash basin, w c, built in cupboard housing hot water cylinder and slatted shelving.

Rear landing with upvc glazed door to rear, stairs to top floor landing with built in cupboard.

#### **BATHROOM** 3.69 x 2.51

Upvc window to rear, bath, wash basin, w c, bidet.

#### **BEDROOM 6** 4.28 x 4.27

Currently used as a lounge, upvc window to front, cast iron fireplace.

#### **BEDROOM 7** 4.34 x 4.24

Upvc window to front, cast iron fireplace.

#### **BEDROOM 8** 5.03 x 4.27

Upvc window to rear, cast iron fireplace.

#### **BEDROOM 9** 4.88 x 3.05

Velux window to front, cast iron fireplace.

#### **STOREROOM** 4.27 x 3.03

Skylight to rear, base units, laminate work top.

#### **GARDENS AND GROUNDS**

Gated entrance, tarmac driveway, rear pedestrian gate to Hopeland Road, 2 brick built sheds, detached garage with roller door. Mature shrubs, trees and lawned area.

**TENURE** The property is Freehold.

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

**COUNCIL TAX** Band H

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



