

**LIZZIE WYNN  
2 BASE HOUSE  
OFF PROSPECT PLACE  
ABERDOVEY  
LL35 0EY**

**Price guide £330,000 Freehold.**

Energy Efficiency Rating		Current	Future
Energy Efficiency	A		B+
Water	B		B+
Walls	C		B+
Floors	D		B+
Roofs	E		B+
Windows	F		B+
Heating	G		B+

England & Wales



**Well presented 3 bedroom mid terraced house  
Situated close to the centre of the village  
Estuary views from the rear - village views from the front  
With the benefit of a rear garden  
Gas centrally heated - Upvc double glazed**

This well presented, spacious mid terraced property is situated in what was formerly the old school house just off the centre of the village on the pedestrian path that leads to the bandstand. Comprising open plan lounge / diner with lovely village views, galley kitchen and bathroom on the ground floor. With 3 good sized bedrooms - master with en-suite toilet and shower room on the 1<sup>st</sup> floor. The landing area is large enough to accommodate a sofa bed and desk and has stunning estuary views. There is also a loft room currently used for storage. The rear garden is almost fully enclosed with a small lawn area, gravel and decked terrace and small shed. With gas central heating (Worcester boiler replaced in March 24) and upvc double glazed windows. This property has a restricted covenant stating it cannot be used as a holiday let.

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises half glazed door and side panel to;

**ENTRANCE LOBBY**

Laminate floor, built in cupboard housing gas and electric meter and consumer unit plus shelving. Steps to;

**OPEN PLAN LOUNGE/DINER** 6.49 x 4.85

Window to front with pleasant village views, wood burning stove on tiled hearth,, tv and telephone point, glazed double doors plus glazed single door (currently unused) to;

**HALLWAY**

2 under stairs storage cupboard, part panelled walls, archway to;

**KITCHEN** 4.35 x 1.65

Window and half glazed door to rear, wood effect units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, electric hob, built in oven, space for under counter fridge, tiled floor, part tiled walls.

**BATHROOM** 2.10 x 1.65

Window to rear, tiled walls and floor, bath with shower over and glass screen, compact wash basin, w c, heated towel rail, built in cupboard housing Worcester combi boiler ( installed March 24).

Off hallway, stairs to;

**1ST FLOOR LANDING**

Spacious area with space for sofa-bed, table and desk, picture window to rear with stunning estuary and beach views.

**BEDROOM 1** 4.44 x 3.17

Window to front with village views.

**EN-SUITE W C** 2.20 x 1.35

Wc, wash basin, light tunnel.

Off landing door to internal lobby with built in cupboards and access to loft room, door to;

**BEDROOM 2** 3.29 x 2.96

Window and skylight to front with village views.

**BEDROOM 3** 3.77 x 2.45

Picture window to rear with estuary and beach views.

**SHOWER ROOM** 2.20 x 2.18 max

Wash basin, w c, shower cubicle with concertina door, built in cupboard with slatted shelves, heated towel rail, tiled floor, part tiled walls, light tunnel.

**LOFT ROOM** 5.75 x 3.75

Small window to gable end - 2 skylights to rear, accessed via loft staircase.

**OUTSIDE REAR**

Deck and gravel terrace, small lawn, mature shrubs, shed, outside tap.

**COUNCIL TAX RATING** Band D

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

**VIEWINGS** by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. [info@welshpropertyservices.com](mailto: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.





