

**TY GWYN
21 COPPERHILL STREET
ABERDOVEY
LL35 0HA**

Price £245,000 Freehold



**2 bedroom mid terrace cottage
Situated just off the centre of the village
Small rear terrace
Currently a successful holiday let.**

This immaculately presented 2 bedroom mid terrace cottage is situated just off the centre of the village within easy walking distance of the beach and all amenities. Comprising open plan lounge kitchen / diner plus utility room on the ground floor with 2 double bedrooms and shower room on the 1st floor. A roadside location with right of way access to the rear enclosed yard with room for bistro table and chairs. Currently a successful holiday let.

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 property comprises composite door to:

LOBBY

Tiled floor, electric meter and consumer unit located here, stable door to:

OPEN PLAN LIVING AREA 5.86 x 4.24

Upvc sash window to front and side opening to rear, multi fuel stove, original built in cupboard, beamed ceiling, laminate floor, base units, laminate work top, stainless steel sink and drainer, integral slimline dishwasher, built in double oven and grill, gas hob, under stairs cupboard - gas meter located here, door to:

UTILITY

Half glazed composite door to side with access to yard area, tiled floor, plumbed for washing machine, Vaillant combi boiler located here.

Off living area stairs to;

1ST FLOOR LANDING

Built in cupboard, small access to loft.

BEDROOM 1 4.30 x 2.49

Upvc sash window to front, built in cupboard, stripped original floorboards.

BEDROOM 2 3.32 x 2.60

Upvc window to rear, stripped original floorboards.

SHOWER ROOM 1.71 x 1.13

Upvc window to rear, w c, wash basin, panelled shower cubicle, tiled walls and floor, extractor.

OUTSIDE REAR

Enclosed paved terrace with room for small table and chairs, right of access over Kynaston Cottage to front.

ASSESSMENTS

Currently exempt due to business rates relief.

SERVICES

Mains water, electricity, gas and drainage are connected, wired in smoke and fire alarm.

WHAT3WORDS: nurtures.decrease.stops

Most contents available for separate negotiation.

VIEWING

By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

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."

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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.

floorplan



