



MORRIS MARSHALL & POOLE

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10c Nantiesyn Aberdyfi, LL35 0NB

- Luxury modern 4 bed town house • Gas central heating • Close to all local amenities • 50 meters from Estuary edge. Immaculately presented • Superb letting potential • Courtyard and terrace • Energy efficiency rating = C (75) •



£375,000

Tywyn Office 01654 710 388 tywyn@morrismarshall.co.uk

General Remarks & Situation The placing of 10c Nantiesyn on the open market offers potential purchasers the opportunity to acquire this attractive mid terrace modern property, built in 2007 in a quite area within easy reach of the village centre, train station and close to a public car park. There is free on street parking in the street outside the house. The coastal village of Aberdyfi is situated on the southern fringe of the Snowdonia National Park and provides a popular base for the many outdoor pursuits and scenic locations in the region between the Mawddach and Dyfi Estuaries. The village itself offers a range of leisure facilities including sailing, fishing bowling, tennis and an 18 hole Championship Golf Course.

Accommodation

Hallway With tiled floor. Under-stairs store.

Cloakroom Pedestal wash basin, w,c, radiator, and tiled floor matching that of the hallway,

Kitchen / dining area 5.51m x 2.51m (18'1" x 8'3") modern fitted kitchen with base and eye level units, integrated electric oven, electric hob, extractor hood over. Integrated fridge/freezer, integrated dish washer, stainless steel single drainage 1½ bowl sink with mixer tap, complimentary part tiled surrounds, tiled floor, radiator, recess spot lighting. Dining area: with radiator



Lounge 6.00m x 4.82m (19'8" x 15'10")
Patio doors to rear, 2 radiators, velux roof light and tv point





Bedroom 1 5.60m x 2.50m (18'4" x 8'2")
With radiator

Bathroom Pedestal wash basin, w,c, double gripped panelled bath with mixer shower, radiator, tiled walls, fully tiled walls. Shaver light shaver point.

Externally Rear: Paved sun terrace with custom made steps, climbing to elevated decking area with quite stunning estuary views, side pedestrian access, Car parking is available in the car park opposite or on the street (Limited).



Second floor half landing Leading off to

Bedroom 2 2.75m x 2.21m (9'0" x 7'3")
With radiator

Bedroom 3 3.83m x 2.45m (12'7" x 8'0")
With radiator

Bedroom 4 4.58m x 2.77m (15'0" x 9'1")
With radiator

En-suite shower room Pedestal wash basin, w,c, mixer shower, radiator, tiled wall and tiled floor

Services Mains electricity, gas, water and drainage services are connected. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Negotiations: All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Outgoings Council tax band D Gwynedd Council, Cae Penarlag, Dolgellau, Gwynedd. Tel: 01341 422 341. Tenants are responsible for all services consumed.

Energy Performance Certificate A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/2308-8068-6293-8589-6950>

Viewing By arrangement with the selling agents Tywyn office on - 01654 710 388

Directions From Tywyn proceed towards Aberdyfi, pass through the village centre then turn left into the car park after the first railway bridge, drive through and leave by the top exit bearing sharp left into Nantiesyn. And the property is on the right close to the car park exit.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref Tywyn Office: High Street, Tywyn, Gwynedd, LL36 9AD Tel: 01654 710 388
Ref: T19/ Date: 22/5/2019

MMP Survey Department: If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

For further information contact - Robert Thomas FRICS - Tel: 07831 270 121