



MEDLEY COTTAGE

Rhoslan | Aberdyfi | Wales | LL35 0NS

FINE & COUNTRY

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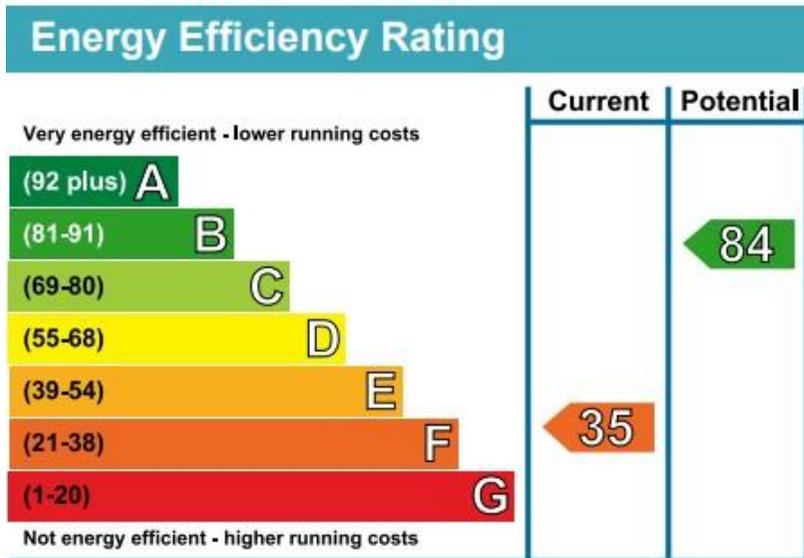
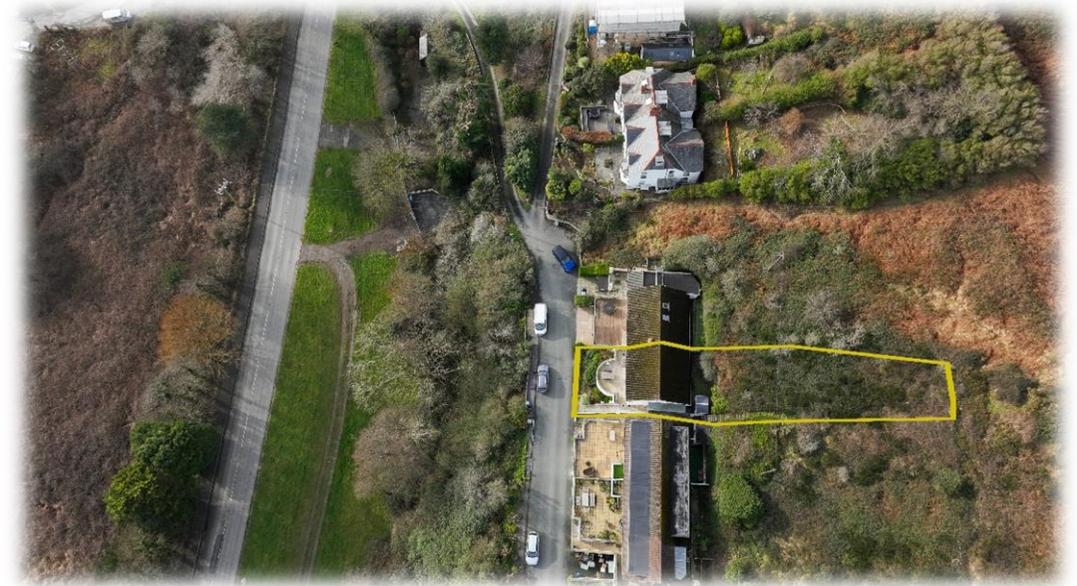
Fine and Country West Wales is delighted to bring Medley Cottage onto the open market. This modern, semi-detached bungalow enjoys outstanding panoramic views across Aberdyfi Estuary, Aberdyfi Golf Course and Cardigan Bay.

Used for many years as a cherished second home, this property is now available on the open market and benefits from well appointed modern accommodation offering three bedrooms, modern kitchen, attractive sitting room with amazing sea views all created to a modern standard.

To the rear the property is a small maintenance friendly garden and to the front of the property there is potential to add an integral garage (with planning permission included) leading from a small residential Lane (this is a private road and there is a sinking fund arrangement for owners towards the future maintenance of the road and from 2024 this is estimated to be £250 per annum).

No onward chain and priced competitively for a fast sale.

Video Link: <https://youtu.be/rWvRNIqjhUTY>





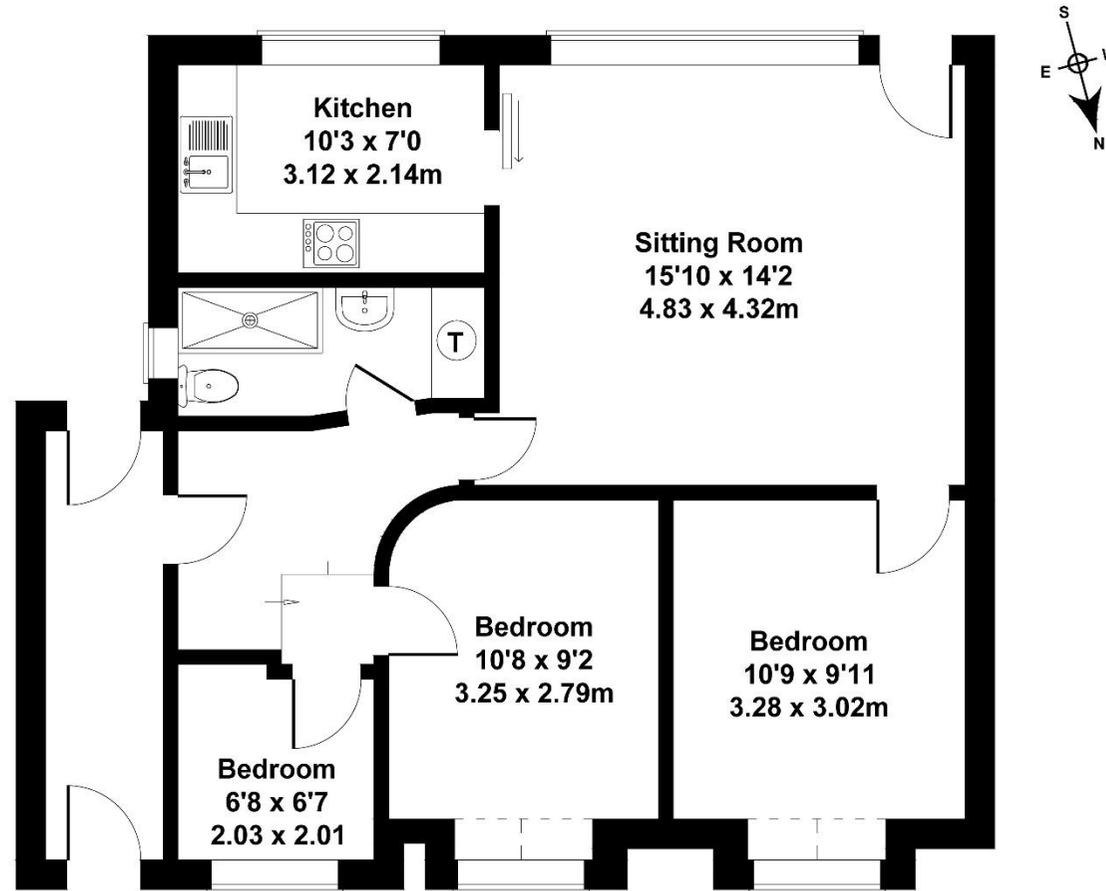




Medley Cottage, Rhoslan Aberdovey Gwynedd, LL35 0NS

Approximate Gross Internal Area

767 sq ft - 71 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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