

**CORRIS**  
**8 RAILWAY TERRACE**  
**ABERDOVEY**  
**LL35 0HD**

**£249,950 Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	32
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>www.epc4u.com</small>		



**2 bedroom end terrace cottage**  
**Situated just off the centre of the village**  
**Small front terrace**

This 2 bedroom end terrace cottage is situated just off the centre of the village within easy walking distance of the beach and all amenities. With the benefit of an enclosed terrace the cottage comprises entrance porch leading to open plan lounge / diner and kitchen plus ground floor cloakroom and access to rear yard. 2 bedrooms and bathroom on the 1<sup>st</sup> floor. Part upvc double glazing with electric panel heating. Currently a holiday let through Travel Chapter.

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:

### **PORCH**

Upvc windows on 2 elevations, half glazed door to side, tiled floor, wood panelled door to;

### **LOUNGE / KITCHEN** 19'2 x 11'6

Upvc sash window to front, fireplace ( not in working order) with slate slab, beamed ceiling, built in cupboard with shelving over, part panelled wall, open to

### **KITCHEN**

Single glazed wood window to rear, base and wall units, laminate work top, composite sink and drainer, built in oven and ceramic hob, integral fridge, part tiled walls, tiled floor, under stairs cupboard. Door to;

### **CLOAKROOM**

Half glazed wood door to side, tiled walls and floor, w c.

Stairs to;

### **1ST FLOOR LANDING**

Built in cupboard housing hot water cylinder and slatted shelving. Access to loft.

### **BEDROOM 1** 11'9 x 8'9

Upvc sash window to front, wall mounted panel heater.

### **BEDROOM 2** 10' x 7'8

Upvc escape window to rear.

### **BATHROOM**

Upvc window to side, w c, wash basin, bath with electric shower over and glass screen, part tiled walls, tiled floor., Wall mounted fan heater.

### **OUTSIDE FRONT**

Enclosed paved terrace with room for small table and chairs.

**ASSESSMENTS** Currently exempt.

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

### **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**

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.

### **Corris, 8 Railway Terrace, Aberdovey, Gwynedd, LL35 0HD**

Approximate Gross Internal Area  
50.6 sq m / 544 sq ft

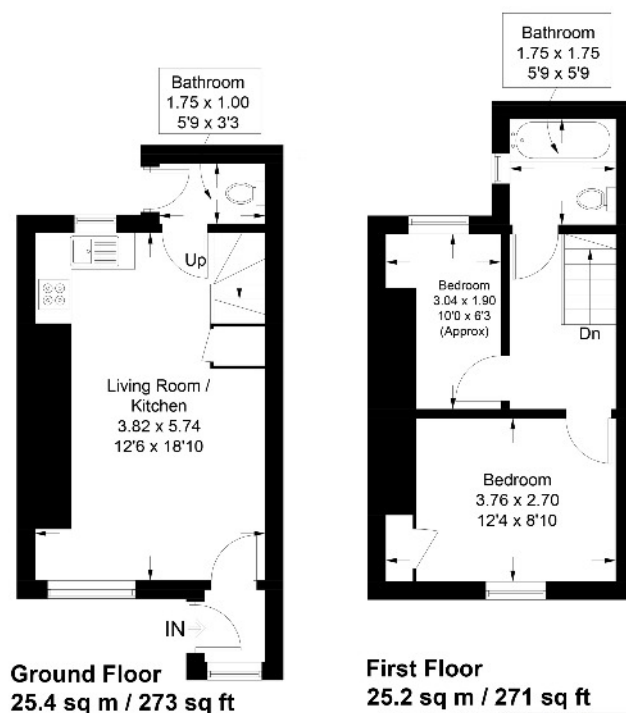


Illustration for identification purposes only, measurements are approximate, not to scale.





