

**3 THE LIMES  
 29 SEAVIEW TERRACE  
 ABERDOVEY  
 LL35 0LL**

**Price £345,000 leasehold**

Energy Efficiency Rating		Current	Potential
Best possible rating: Super low energy	A		
Very good	B		
Good	C		
Fair	D		
Below average	E		
Low	F		
Worst possible rating: Super non energy	G		
England & Wales			



**Well presented 4 bedroom maisonette  
 Situated on the seafront with uninterrupted estuary views  
 Rear terrace  
 Option to purchase freehold**

This well presented 4 bedroom top floor maisonette is situated on the seafront just off the centre of the village with stunning uninterrupted estuary views. With entrance accessed to the side, the apartment comprises communal entrance leading to 2 apartments only. Stairs to hallway, shower room, well fitted kitchen, open plan lounge / diner and 2 double bedrooms on the 1<sup>st</sup> level and a further 2 double bedrooms and bathroom on the top floor. To the rear an elevated slate terrace is accessed via a galvanised bridge with room for a bench and bistro table plus Summerhouse with power and partial estuary views. The freehold is available for a further cost- ask agent for details.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are 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 variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

With electric heating and upvc double glazing the property comprises:-

### **2ND FLOOR LANDING**

Utility cupboard plumbed for washing machine with space for tumble drier and shelving.

### **ENTRANCE HALLWAY**

Tiled floor, built-in cupboard housing consumer unit.

### **SHOWER ROOM**

6'3 X 5'6

Window to rear, large walk-in shower with panelled walls, wash basin, w c, part tiled walls, tiled floor, electric heated towel rail.

### **KITCHEN**

9'4 x 6'3

Window to side, half glazed door to rear, cream gloss units, wood effect laminate work top, Neff induction hob and eye level oven and microwave, integral fridge/freezer, integral slim line dishwasher, part tiled walls, tiled floor, open to;

### **LOUNGE/DINER**

18'2 x 18'2

Sash and bay window to front with uninterrupted estuary views, oak flooring, storage heater, tv point.

### **BEDROOM 1 / STUDY**

16'1 x 10'7 into bay.

Bay window to front, oak floor, fitted wardrobe x 2.

### **BEDROOM 2**

11'8 x 9'9

Window to rear, fitted wardrobes.

Stairs to;

### **1ST FLOOR LANDING**

Window and fire escape door to rear, storage heater, access to insulated loft.

### **BATHROOM**

7'2 x 7'2

Velux window to front, tiled floor, part tiled walls, w c, wash basin, bath with shower head handset.

### **BEDROOM 3**

18'3 x 10'3 into eaves.

Window to front, built-in cupboards.

### **BEDROOM 4**

14'4 x 10'4

Window to front, under eaves cupboard housing hot water cylinder and water meter, fitted cupboards.

### **OUTSIDE REAR**

Ground floor communal bin storage with shared access with the chapel.

### **REAR TERRACE**

Accessed via a galvanised bridge to terrace with room for bench, steps to elevated slate terrace with room for bench and bistro table, Summerhouse with power, external lights and tap, galvanised railings.

### **ASSESSMENTS**

Band C

### **TENURE**

The property is leasehold 121 years remaining (2024), ground rent £10.00 pa , maintenance charge £400 pa which pays for window cleaning and basic maintenance. Any repairs or investment in the building are agreed by all 3 apartment owners and costed accordingly.

### **SERVICES**

Mains water, electricity and drainage are connected.

### **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.

3 The Limes, 29 Seaview Terrace, Aberdovey, Gwynedd, LL35 0LL  
Approximate Gross Internal Area  
778.3 sq m / 1294 sq ft









