

**32 TERRACE ROAD  
ABERDOVEY  
LL35 0LU**

**Offers in the region of £270,000 FREEHOLD**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**3 bedroom cottage  
With the benefit of an elevated terraced landscaped garden with estuary views  
Gas centrally heated  
In need of some refurbishment**

This 3 bedroom cottage is situated at the quieter end of the village opposite Penhelig Station and within a short walking distance to the centre of the village, beach and all amenities. Comprising of lounge and kitchen on the ground floor, 2 bedrooms and bathroom on the 1<sup>st</sup> floor with the master bedroom on the top floor. With the benefit of a useful rear yard with shed and galvanised staircase to the elevated 3 terrace garden with 2 paved areas, small lawn and bbq area and mature planting. The estuary views from here are stunning. The cottage has upvc double glazed windows to the front elevation, gas central heating and would make a perfect holiday home or even holiday let if desired.

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 wood entrance door to:

**LOUNGE** 15' x 12'6

Upvc window to front, beamed ceiling, flagstone floor, 2 built-in recessed cupboards with shelving over, gas and electric meter and consumer unit located here, multi fuel stove with slate hearth, central heating thermostat.

**KITCHEN/DINER** 12' x 8'10

Single glazed wood window and door to rear, flagstone floor, painted wooden units, slate work top, ceramic double sink and drainer, built-in oven, gas hob, plumbed for dishwasher, part tiled walls.

Stairs to 1<sup>st</sup> floor landing with stairs to 2<sup>nd</sup> floor.

**BEDROOM 1** 12'8 x 8'2

Upvc window to front.

**BEDROOM 2** 9' x 7' not inc built-in cupboard housing Worcester boiler. Single glazed wood window to rear.

**BATHROOM**

Wood single glazed window to rear, vinyl floor, vanity wash basin, w c, P shaped bath with electric shower over and glass screen, part tiled walls, extractor.

Stairs to top floor and

**MASTER BEDROOM** 14'10 x 12'8 inc stairwell.

Upvc double glazed window to front, velux to rear, access to small under eaves area.

**OUTSIDE REAR**

Enclosed yard with tap, small shed plumbed for washing machine, galvanised staircase to elevated garden situated over 3 levels with slate terrace and plenty of room for table and chairs, further steps to a lawned area and 3<sup>rd</sup> terrace with bbq area, mature planting, estuary and village views, lighting.

**ASSESSMENTS** Band C

**SERVICES** Mains water, gas, electricity and main 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.

All floor plans are for the purpose of the illustration of the arrangement of rooms and thus they are often displayed in quite a small scale. Some elements of our plans may be simplified with unnecessary detail eliminated



Front of Property - West Facing







