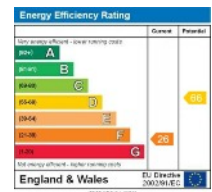


**SWN Y MOR
 RHOSLAN
 ABERDOVEY
 LL35 0NS**

Price £395,000 freehold.



**Semi detached 3 bedroom bungalow
 Situated in an elevated South facing position
 Stunning uninterrupted estuary views
 Upvc double glazed
 Large front terrace with parking beneath
 Loft storage room**

This well presented 3 bedroom semi-detached bungalow is situated in an elevated south facing position with panoramic views over the golf course, beach, Dovey Estuary and Cardigan Bay. Comprising entrance hallway leading to utility/cloakroom, separate shower, open plan lounge/diner and kitchen, 3 bedrooms and bathroom. Plus access to an enclosed rear yard. With large decked terrace to enjoy the stunning uninterrupted estuary view and external access to a further loft room. Behind the property is an elevated garden area (currently not in use with fruit trees) and below the terrace paved parking for several vehicles plus further designated parking opposite. With all upvc double glazed doors and windows plus electric storage heating.

Rhoslan is a highly desirable private 'no through' road in Aberdovey. Slightly elevated and south facing, it provides outstanding views over the estuary to Cardigan Bay yet has the benefit of being on the edge of the village. This is a quiet peaceful location but within easy walking distance to the harbour, village centre, beach, golf club and railway station.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all 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.

The property comprises paved steps to the front door and terrace area. Half glazed door to:-

HALLWAY

Storage heater.

UTILITY / CLOAKROOM

Window to front, tiled floor and walls, w c, compact wash basin, plumbed for washing machine, space for tumble drier and under counter freezer.

2 steps to;

SEPARATE SHOWER

Window to side, tiled walls and floor, shower cubicle with electric shower, extractor.

BEDROOM 1

14'3 x 7'7

Window to side, half glazed door to rear yard, storage heater.

OPEN PLAN LOUNGE/KITCHEN/DINER 26'4 x 14'1

Window and door spanning the entire frontage, wood burning stove on slate hearth, storage heater, base and wall units, laminate work top, stainless steel sink and drainer, integral dishwasher and under counter fridge, Neff built in oven, ceramic hob with extractor over, consumer unit located here, built in cupboard housing hot water cylinder and shelving.

BEDROOM 2

11'7 x 9'8

Window to rear, storage heater, compact corner sink, inset hanging space.

BEDROOM 3

11'6 x 9'1

Window to rear, storage heater, corner compact sink, inset hanging space.

LOFT ROOM

17'5 x 7'8

Galvanised steps to glazed door, under eaves storage, 2 velux windows to rear.

OUTSIDE FRONT

Paved steps to decked terrace, shed, parking area below and designated parking opposite.

ASSESSMENTS

Band F

TENURE

The property is Freehold.

SERVICES

Mains water, electricity and mains drainage are connected.

AGENTS NOTE

All owners contribute annually to Velvacombe Ltd (approximately £200) towards the upkeep of the private road. Also there is a covenant on the land at the rear which restricts any future development.

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. 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.

