

**MIN Y MOR 1
12 GLANDOVEY TERRACE
ABERDOVEY
LL35 0EB**

£255,000 LEASEHOLD

| Energy Efficiency Rating | |
|---------------------------|--------|
| Factor | Rating |
| Overall Energy Efficiency | A |
| Water Efficiency | B |
| Space Heating | C |
| Water Heating | C |
| Lighting | D |
| Heating Controls | D |
| Walls & Floors | D |
| Roof | D |
| Windows | D |
| Doors | D |
| Low Carbon Heating | D |

England & Wales
EPC Version 3.0 (10/11)



**Well presented 2 bedroom ground floor sea front apartment
Being sold furnished
Currently a holiday let**

This well presented ground floor accommodation offering easy access and conveniently located opposite the beach, yacht club and car park. With communal entrance to 7 apartments, the property comprises; entrance hallway leading to 2 bedrooms, shower room and open plan lounge/kitchen/diner with access to a small front terrace. With electric heating, upvc double glazing and being sold fully furnished. Currently a holiday let with good reviews and bookings for next year.

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.

Panelled wood door to;

ENTRANCE HALL

Under stairs cupboard plumbed for washing machine. 2 steps down to;

OPEN PLAN LIVING AREA 17'2 x 12'9

Glazed door and side panels to front, vinyl floor, Shaker style units, laminate work top, stainless steel sink and drainer with under sink water heater, integral fridge, built-in oven, ceramic hob, part tiled walls, wall mounted heater, built in cupboards housing consumer units and meters for all above apartments.

BEDROOM 1 10'9 x 6'8

Window to rear, wall mounted heater.

SHOWER ROOM 7'5 x 2'9

Tiled walls and floor, vanity wash basin, w c, shower cubicle with electric shower and glass screen, electric towel rail, extractor.

BEDROOM 2 11' x 8'11

Window and half glazed door to side (fire escape door) wall mounted heater.

OUTSIDE FRONT

Paved terrace with room for a bench or chairs, wrought iron railings, gate to side.

Agents note: Contents included except for personal items.

TENURE

The property is Leasehold 999 years from 27th September 2002. The owners have formed a management company called Dyfi Court Management Company Limited and each owner is a shareholder and own their own freehold. Dyfi Court Management charge is approximately £1700.00 including ground rent and broadband connection.

The Council tax is zero if you continue to let the property and current criteria is met.

ASSESSMENTS Currently exempt.

TENURE The property is Leasehold.

SERVICES Mains water, electricity and main drainage are connected.

VIEWING By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 01654 710500. 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.





