

**29 MAESNEWYDD
ABERDOVEY
LL35 0PD**

£160,000 FREEHOLD

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	45 B	68 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Superbly located ex local authority bungalow
2 bedrooms
Off road parking for 2 vehicles
Patio garden with partial estuary views
Subject to local occupancy clause**

This semi detached ex local authority property is situated in an elevated position above the village of Aberdovey. Comprising entrance hallway, 2 bedrooms, lounge through to conservatory, kitchen and bathroom. With fully enclosed rear patio garden and block paved off road parking for 2 vehicles at the front. Gas centrally heated with upvc double glazing throughout and the benefit of solar panels generating an income. This property is in need of some modernisation and subject to a local occupancy clause.

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises upvc glazed door to:-

HALLWAY

Tiled floor, access to insulated and part boarded loft.

LOUNGE 13' x 12'2

Sliding doors to rear, telephone and tv point, built-in cupboard, gas flame effect fire.

CONSERVATORY 9'3 x 8'

Polycarbonate roof, upvc windows on 3 elevations and door to side.

KITCHEN 9'8 x 9'1

Window and glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for slim line dishwasher and washing machine, gas cooker point, Logic combi boiler and consumer unit located here, part tiled walls, tiled floor.

BEDROOM 1 11'2 x 10'4

Window to front, tiled floor, tv point.

BEDROOM 2 12' x 6'7

Window to front, tiled floor.

OUTSIDE FRONT

Block paved driveway for 2 vehicles, fully enclosed with gated entrance, gate to rear.

OUTSIDE REAR

Fully enclosed, paved, partial estuary view, tap and lighting, small wooden shed.

AGENTS NOTE

The property is subject to a s157 restriction that requires any prospective purchasers to prove that they have either lived or worked within the County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council – details available upon request.

ASSESSMENTS Band B

TENURE The property is Freehold.

SERVICES Mains water, gas, electricity and main drainage are connected.

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654710500. Info@welshpropertyservices.com

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.



