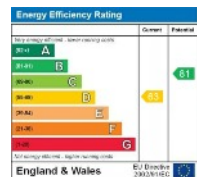


**AWEL DYFI  
25 SEAVIEW TERRACE  
ABERDOVEY  
LL35 0LL**

**Price £675,000 Freehold**



**Well presented 5 bedroom townhouse  
Situated in a desirable location on the seafront  
With stunning estuary views  
Front and rear garden  
Currently a successful holiday let**

Awel Dyfi is one of a pair of period houses situated on the seafront of the beautiful village of Aberdovey. Extremely unusually for this village, Awel Dyfi is unique in that it has an elevated front garden to sit and enjoy the estuary view. Comprising entrance hallway leading to dining area, well fitted kitchen, lounge and access to rear terrace on the ground floor, 3 double bedrooms - 2 with en-suites and separate cloakroom on the 1<sup>st</sup> floor and a further 2 double bedrooms and shower room on the top floor. With stunning uninterrupted estuary views from all front facing windows. Outside rear is a large slated yard with room for al fresco dining, gated access to the front and slate steps to a garden area on 2 levels which would benefit from landscaping. Currently a successful holiday let through Dioni and Aberdovey Breaks.

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.

Gas centrally heated the accommodation comprises half glazed wood panelled door to;

#### **LOBBY**

Minton tiled floor, double doors to:

#### **DINING ROOM** 18'4 x 11'

Original bay window to front, built-in cupboard housing consumer unit, cast iron fireplace (not in use) painted floorboards, open to;

#### **KITCHEN** 13'5' x 11'6

Double glazed window to rear, French doors to side, Shaker style units with centre island, wood block work top, Belfast double sink, integral dishwasher, Range master oven, tiled floor, part tiled walls, beamed ceiling, door to:

#### **UTILITY CUPBOARD**

Plumbed for washing machine, Worcester boiler located here.

#### **LOUNGE** 2419 x 11'1 max.

Bay window to front, stone feature fireplace with Jotul real flame gas stove effect fire, t v point.

Original pitch pine staircase to;

#### **1ST FLOOR LANDING**

Skylight to rear, window to front stripped floorboards, under stairs cupboard.

#### **CLOAKROOM**

Window to rear, w c, compact wash basin, tiled floor.

#### **BEDROOM 1** 12'5 x 10'

Window to side and rear

#### **BEDROOM 2** 18' x 10' into bay.

Original bay window to front, beamed ceiling, built in cupboard..

#### **EN-SUITE BATHROOM** 8' x 5'9

Window to rear, P shaped bath with shower over and glass screen, w c, wash basin, tiled floor, part tiled walls, extractor.

#### **BEDROOM 3** 18'2 x 8'4 into bay.

Original bay window to front, built-in cupboard.

#### **EN-SUITE SHOWER** 10'2 x 2'3

Tiled floor and walls, w c, compact wash basin, tiled cubicle with glass screen, extractor.

Stairs to;

#### **2ND FLOOR LANDING**

Stripped floorboards, access to loft, skylight to rear.

#### **BEDROOM 4** 12'5 x 9'2 not inc wardrobes.

Original window to front, built in wardrobes spanning the width of the room.

#### **BEDROOM 5** 12'9 x 8'4 not inc wardrobes.

Original window to front, built in wardrobes spanning the width of the room.

#### **SHOWER ROOM** 6'7 x 4'

Original window to front, w c, wash basin, tiled shower cubicle with glass screen, extractor.

#### **OUTSIDE FRONT**

Wrought iron railings and gate to elevated lawn either side of property, gated access to;

#### **OUTSIDE REAR**

Slate paved terrace with tap and lighting, slate steps to elevated garden laid to lawn (in need of landscaping).

#### **TENURE** The property is Freehold.

#### **SERVICES** Mains electricity, gas, water and drainage.

#### **COUNCIL TAX** Currently exempt.

**VIEWING** By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

#### **MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### **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.



