

**MIN Y MOR 2
12 GLANDOVEY TERRACE
ABERDOVEY
LL35 0EB**

OIEO £160,000 LEASEHOLD

Energy Efficiency Rating		Current	Needed
Band	A		
Band	B		
Band	C		
Band	D		
Band	E		
Band	F		
Band	G		

England & Wales



**Immaculately presented refurbished 1 bedroom 1st floor sea front apartment
Being sold fully furnished
Currently a successful holiday let**

This well presented refurbished first floor apartment is ideally situated opposite the beach, yacht club and car park. With communal entrance to 7 apartments the property comprises; entrance hallway leading to an open plan living area with 2 windows overlooking the seafront plus contemporary kitchen, shower room and double bedroom. The apartment has electric heating, upvc double glazing and is being sold fully furnished. Currently a very successful holiday let.

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, door to;

OPEN PLAN LIVING AREA 16'6 x 10'3 not inc bay.

2 windows to front both with window seats, vinyl plank flooring, fitted storage cupboards, contemporary kitchen, wood block work top, composite sink and drainer, plumbed for washing machine, integral fridge / freezer, built in oven, induction hob and filtration extractor over, built in cupboard housing consumer unit, wall mounted heater, intercom.

SHOWER ROOM 6'7 x 5'5

Panelled shower cubicle with electric shower, vanity wash basin and w c, heated towel rail, extractor, vinyl plank flooring, sensor controlled automatic lighting.

BEDROOM 1 10' x 7'7

Window to rear, built in wardrobe, built in headboard with recessed shelf and lighting, wall mounted heater.

Agents note: Contents included except for personal items.

TENURE

The property is Leasehold 999 years from 30th November 2001. 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.

SERVICES Mains water, electricity and main drainage are connected.

ASSESSMENTS Currently exempt.

TENURE The property is Leasehold.

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.

Min y Mor 2, 13 Glandyfi Terrace, Aberdovey, Gwynedd, LL35 03B





