

**FLAT 1 BRYNTEGWEL
ABERDOVEY
LL35 0NH**

PRICE GUIDE £180,000

Energy Efficiency Rating		Current	Potential
2013	A		
2013	B		
2013	C		
2013	D		
2013	E		
2013	F		
2013	G		
2013		77	82

England & Wales
EU Credit
2012/2014



**Well presented two double bedroom apartment
In a country house set in communal grounds extending to approximately 2 acres with sea views.
Leasehold with a share of the freehold.
Contents negotiable**

Flat 1 is just one of seven similar apartments in this magnificent old country house of immense charm and character which is set in gardens extending to approximately two acres. Located on the lower level at the rear the apartment comprises an open plan living area, with well fitted kitchen, bathroom and double bedroom on the ground floor with a further bedroom on the 1st floor. Outside there is a small terrace with room for a bench and bistro table and chairs plus two storage cupboards. Each apartment has the full use of the communal gardens and ample private off road car parking.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are 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 accommodation comprises wood single glazed windows and electric heating, wood front door to -

ENTRANCE HALL

Built-in airing cupboard with plumbing for washing machine, lagged tank, immersion heater with economy 7 and timer plus consumer unit, vinyl flooring, door to;

KITCHEN / DINER 18'7 x 10'11

Window to rear and side, Shaker style units, wood block work-top, stainless steel 1.5 sink and drainer, built-in oven, induction hob with stainless steel extractor, integrated washing machine, part tiled walls, telephone point, vinyl floor, pine staircase leading to the first floor bedroom, storage area under stairs, storage heater, open plan to :

LOUNGE 13'5 x 11'

With large picture window enjoying a pleasant aspect and partial estuary views, storage heater, pine fire surround with black cast iron effect electric stove, tv point.

Off main entrance hall :

BATHROOM

Bath with electric shower and concertina glass screen, wash basin, w c, part tiled walls, extractor, chrome electric towel rail.

BEDROOM 1 17'4 x 8'8

Two large windows to side, storage heater.

Stairs from the kitchen to :

FIRST FLOOR LANDING

With two windows.

BEDROOM 2 11' x 8'10

Window to rear, deep recess (fire door situated here), storage heater.

OUTSIDE

Directly outside there is a storage cupboard with power point. Separate storage cupboard at car park level. Slated area, path to gardens.

OUTSIDE GARDENS

With over two acres of gardens, large lawn areas with established trees, shrubs and flower borders. There is a pedestrian right of way down to the village for apartment owners only. Views of the estuary, communal car parking for many vehicles.

TENURE

Leasehold - The owners of the apartments have formed their own management company and hold the freeholds of the apartments. Each owner is a shareholder. The management company organise the maintenance of the communal areas. The charges are in the region of £3,200 per annum per apartment payable quarterly. This is inclusive of sewage/ water charge, insurance (not contents), gardening and maintenance. The owners have several meetings per year to decide what is going to be spent on the property in the forthcoming year.

This property cannot be holiday let.

Agents note contents negotiable.

ASSESSMENTS Band C

SERVICES

Mains water, electricity and main drainage are connected.

VIEWING STRICTLY BY APPOINTMENT with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710 500 or email: 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.



