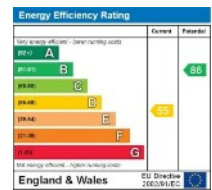


**7 BRYN HYFRYD
 ABERDOVEY
 LL35 0LW**

PRICE GUIDE £240,000 Freehold



**Well maintained and well presented mid terrace cottage
 situated in an elevated position
 2 double bedrooms - 2 bathrooms
 Upvc double glazing-gas central heating**

This well maintained and well presented cottage is situated in an elevated position within a short walk to the centre of the village and all amenities. Retaining some original features including beamed ceilings and open fire and 1 of only 3 cottages in the row. Comprising a kitchen -diner leading to a good sized lounge on the ground floor and 2 bedrooms, bathroom and en-suite shower room on the 2nd floor plus access to small rear yard with storage shed. The roof was replaced in 2016. The exterior walls were k rendered in 2017 (front) and 2018 (rear) and the upvc windows were replaced at the same time. There is space at the front for a small bench and right of way to the cottage next door.

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 with upvc double glazing, the property comprises wood stable door to:

KITCHEN / DINER 13'9 x 11'9

Window to front, white units, laminate work top, stainless steel double sink and drainer, plumbed for dishwasher, electric cooker point, part tiled walls, vinyl floor, Viessman boiler located here, under stairs cupboard, beamed ceiling, glazed door to;

LOUNGE 14' x 11'9

2 windows to front, 1 window to rear, tiled open fireplace in working order, beamed ceiling, built in cupboard housing gas meter and electric consumer unit.

Off kitchen, farmhouse door to hidden staircase.

FIRST FLOOR LANDING

Window to rear, door to small yard.

BEDROOM 1 14' x 9'8

Window to front, built in cupboards.

BATHROOM 7' x 5'

Window to rear, bath with electric shower over and glass screen, w c, wash basin, vinyl floor, tiled walls.

BEDROOM 2 14' x 7'1

Window to front, built in cupboard.

EN-SUITE SHOWER 5' x 4'9

Tiled cubicle with electric shower, wash basin, w c, vinyl floor, extractor.

OUTSIDE FRONT

Right of way to cottage next door, space for small bench.

OUTSIDE REAR

Small enclosed yard with tiled floor and access to storage shed plumbed for washing machine.

TENURE The property is Freehold.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band D

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

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

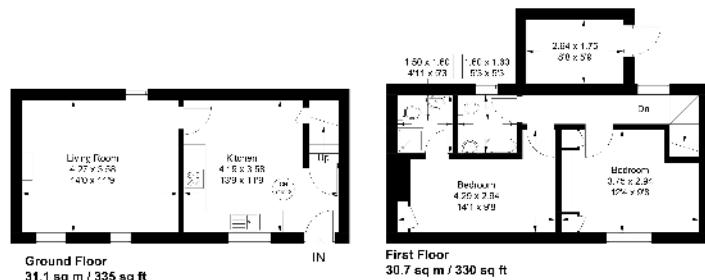
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should 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.

7 Bryn hyfryd, Aberdovey, Gwynedd, LL35 0LW

Approximate Gross Internal Area = 61.8 sq m / 666 sq ft.
Outbuilding = 4.8 sq m / 52 sq ft
Total = 66.6 sq m / 717 sq ft



Just as for the information purposes only, measurements are approximate, not to scale



