

**2 BRYN HYFRYD  
ABERDOVEY  
LL35 0LW**

**PRICE GUIDE £375,000 Freehold**

Energy Efficiency Rating		Current	Potential
Environment	A		
Energy	B		
Water	C		
Heating	D		
Cooling	E		
Lighting	F		
Renewables	G		

England & Wales



**Well presented grade 2 listed mid terrace townhouse  
situated in an elevated position  
4 bedrooms - 2 bathrooms  
Estuary views from all front facing rooms  
Gas central heating**

This well presented grade 2 listed townhouse is situated in an elevated position within a short walk to the centre of the village and all amenities. With stunning estuary views from all front facing windows and the benefit of a terrace to enjoy the view, the property comprises; entrance hallway leading to lounge/diner, kitchen and utility on the ground floor with 2 bedrooms and bathroom on the 1<sup>st</sup> floor and a further 2 bedrooms and en-suite shower on the top floor. Gas centrally heated with mainly all original wood sash windows. The property is accessed via a slope opposite the institute or via steps from the top of Church Street.

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.

The property comprises wood half glazed stable door to:

#### **ENTRANCE HALL**

Timber floor, consumer unit and electric meter located here, open to;

#### **LOUNGE / DINER** 23'11 x 10'7

Sash window to front, timber floor to living area, cast iron gas stove effect fire, original built in cupboards (gas meter located here), flagstone floor to dining area, under stairs cupboard, open to;

#### **KITCHEN** 8'5 x 6'3

Contemporary units, granite work top, composite sink and drainer, integral slim line dishwasher, integral fridge, built in double oven and grill, gas hob, heated towel rail, part tiled walls, flagstone floor, open to;

#### **UTILITY** 6'3 x 5'9

Skylight to rear, plumbed for washing machine, extractor, integral larger fridge freezer, flagstone floor, heated towel rail.

Off entrance hallway, stairs to 1<sup>st</sup> floor landing.

#### **BATHROOM** 7' x 5'

Window to side, tiled floor and walls, w c, vanity wash basin, P shaped bath with shower over and glass screen, extractor, heated towel rail.

#### **BEDROOM 1** 14' x 9'8

Sash window to rear, original cast iron fireplace, built in cupboard, with hanging rail and shelf, vanity wash basin.

#### **BEDROOM 2** 14' x 7'1

Sash window to front, original cast iron fireplace, built in cupboard with hanging rail and shelf.

Stairs to;

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

Skylight to rear, built in cupboard housing Worcester boiler, hot water cylinder and slatted shelving.

#### **BEDROOM 3** 12' x 9'

Skylight to rear, vanity wash basin, built in cupboard with hanging rail.

#### **BEDROOM 4** 12'7 x 10'5 into recess.

Sash window to front, built in cupboard with hanging rail and shelf.

#### **EN-SUITE SHOWER** 6'4 x 3'9

Tiled walls and floor, w c, compact wash basin, shower cubicle, extractor, heated towel rail..

#### **OUTSIDE FRONT**

Slate terrace with right of way to 2 further properties, space for bench or bistro table and chairs.

#### **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.**









