

**FLAT 3 COMPTON HOUSE
 GLANDOVEY TERRACE
 ABERDOVEY
 LL35 0EB**

£195,000 LEASEHOLD

Energy Efficiency Rating		Current	Potential
Best possible rating	A		
Good	B		
Decent	C		
Below average	D		
Poor	E		
Very poor	F		
Worst possible rating	G		
No energy related digital ratings available			
England & Wales		EU Directive 2002/91/EC	



**2 bedroom 3rd floor sea front Maisonette
 Fully furnished
 Currently a successful holiday let**

This well presented top floor sea front apartment is conveniently located opposite the beach and yacht club. With communal entrance to 3 apartments in total. The property comprises; entrance hallway leading to double bedroom currently presented as a twin, bathroom and open plan lounge/kitchen/diner with uninterrupted beach and estuary views from the bay window. There is a further double bedroom with en suite w c above this with access to a rear terrace. With electric heating, upvc double glazing (fitted in 2023) and being sold fully furnished. The front elevation was re rendered in 2023. Currently a successful holiday let through aberdoveycottages.co.uk

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.

The property comprises entrance via a shared door to all 3 apartments off Glandovey Terrace, then up a covered outside staircase to:

Half glazed wood door to;

HALLWAY

Wall mounted heater, built-in cupboard housing hot water heater, and consumer unit.

BEDROOM 1 9'9 x 9'8

Window to rear, wall mounted heater.

BATHROOM 6'9 x 5'1

W c, wash basin, bath with electric shower over and curtain, heated towel rail, vinyl floor, extractor.

LOUNGE/ KITCHEN/DINER 17'9 x 12'8

Bay window to front with uninterrupted beach and estuary views, Shaker style kitchen units, laminate work top, space for under counter fridge, plumbed for washing machine, built in oven, electric hob, stainless steel splash-back, part tiled walls, tiled floor to kitchen area only, wall mounted heater. Stairs too;

BEDROOM 2 10'5 x 10'3

Upvc window and door to small rear terrace and fire escape hatch and ladder to lower floor, wired in smoke detector, electric wall mounted panel heater. Sliding door to:

ENSUITE W.C

Ceramic tiled floor, w.c and corner vanity unit washbasin.

TENURE

The property is Leasehold 999 years (986 remaining in 2024).

Agents note: All contents included in the sale except personal items.

SERVICES

Mains water, electricity and main drainage are connected.

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.





