

**6 MYNYDD ISAF  
ABERDOVEY  
LL35 0PL**

**Guide price £250,000 Freehold**

Energy Efficiency Rating		Current	Potential
Overall	A		A
Walls	F		F
Roofs	G		G
Windows	B		B
Heating	F		F
Hot Water	G		G

England & Wales



**Well presented  
Contemporary open plan living  
2 double bedrooms  
Refurbished in 2018  
Front and rear garden  
Single garage with parking space  
Gas centrally heated with double glazed windows and door.**

This well presented 2 bedroom terraced bungalow is situated in a quiet residential location a short walk downhill to the centre of the village and all amenities. Fully refurbished since 2018 to include re roofing, internal and cavity wall insulation, plumbing, marine grade aluminium powder coated windows and doors, wiring, installation of flue liner and wood burning stove and garden landscaping. Offering spacious contemporary open plan living with partial estuary views from front facing windows, tv and Ethernet points in every room and super fast broadband enabling home working. The front and rear gardens are maturely planted. The single garage and parking space is located in the block directly opposite.

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 glazed door and side panel to;

#### **ENTRANCE LOBBY**

Quickstep waterproof flooring, open to;

#### **OPEN PLAN LOUNGE/KITCHEN** 23'8 x 15'6 max

Bi fold doors to front, quickstep waterproof flooring, wood burning stove with slate hearth and oak surround.

#### **KITCHEN AREA**

Window to front, quickstep waterproof flooring, base and wall units, laminate work top with wood block breakfast bar, composite sink and drainer, plumbing for slim line dishwasher, built in oven, gas hob and stainless steel splash back plus extractor over, consumer unit located here.

Door to rear inner hallway leading to;

#### **BATHROOM** 7'9 x 6'6

Domed skylight, tiled floor with electric under floor heating, vanity wash basin and w. c, P shaped bath with shower over and curtain, recessed area plumbed for washing machine, extractor, Worcester combi boiler located here.

#### **BEDROOM 1** 12'3 x 10'8

Glazed door and window to rear, quickstep waterproof flooring.

#### **BEDROOM 2** 11'1 x 10'9

French doors to rear, quickstep waterproof flooring.

#### **OUTSIDE FRONT**

Enclosed with gated entrance, small lawn, patio, outside tap, mature shrubs, bin storage.

#### **OUTSIDE REAR**

Fully enclosed with slate paved terrace, steps down to terraced area with mature planting, block built storage shed, small lawn.

#### **GARAGE** 16'1 x 8'2

With up and over door, 12 volt battery system providing solar lighting and parking space.

#### **ASSESSMENTS** Council tax band D

#### **SERVICES** Mains water, gas, electricity and main drainage are connected.

**VIEWING** By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 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.

floorplan









