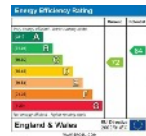


**TROED Y RHIW
51 COPPERHILL STREET
ABERDOVEY
LL35 0HA**

Price guide £360,000 Freehold.



**Immaculately presented fully refurbished 3 bedroom terraced cottage
Situated close to the centre of the village
With the benefit of rear yard and useful workshop
Gas centrally heated, under-floor heating to ground floor and bathroom
Upvc double glazed**

This immaculately presented, spacious terraced cottage is situated within easy walking distance to the centre of the village. Refurbished to a high standard in 2018 and currently a main residence. With the benefit of wet under-floor heating throughout the ground floor and main bathroom and a very useful rear yard with external shower and workshop. The property comprises open plan lounge / diner and contemporary kitchen on the ground floor, 2 bedrooms and family bathroom on the 1st floor and 3rd bedroom and en-suite shower room on the top floor. With gas central heating and upvc double glazed sash windows.

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises composite door to;

OPEN PLAN LOUNGE/DINER 20'1 x 13'6 max
Window to front, French doors to rear, tiled floor, wood burning stove, original built in cupboards one housing the tv and consumer unit, under stairs storage, cast iron fireplace with tiled surround(not in use), open to;

KITCHEN 12'4 x 7'4
Window and glazed door to side, white contemporary units, wood effect work-top, stainless steel sink and drainer, integral dishwasher and washing machine, built in oven, gas hob and extractor over, space for fridge/freezer part tiled walls, tiled floor.

Off open plan living area, stairs to 1st floor landing;

BATHROOM 8'9'6 x 7'9
Window to side, P shaped bath with shower over and glass screen, vanity wash basin, w c, extractor light, heated towel rail, Baxi eco blue boiler located here, tiled floor with under-floor heating, part tiled walls.

BEDROOM 1 12'6 x 9'
Window to rear, built in cupboard.

BEDROOM 2 11'5 x 7'9
Window to front, built in cupboard, cast iron fireplace.

Stairs to 2nd floor landing, window to rear.

BEDROOM 3 13'9 x 13'4' not inc under eaves storage.
Window to front, rear and side.

EN-SUITE SHOWER 8'4 x 3'
Vanity wash basin, w c, tiled shower cubicle with electric shower, extractor light, tiled floor.

OUTSIDE REAR

Gated access off Chapel square, slate paved, outside tap and power points, outside shower and workshop 10'2 x 7'4

COUNCIL TAX RATING Band E

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

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. 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.

