

**4 HAFAN DYFI
ABERDOVEY
LL35 0HA**

Price guide £395,000 Freehold.

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Decent	C		
Below Average	D		
Poor	E		
Very Poor	F		
Worst Possible	G		

England & Wales



**Well presented 3-4 bedroom spacious townhouse
Situated close to the centre of the village
With rear terrace
Designated parking for 2 vehicles.**

This well presented, low maintenance light, airy and spacious townhouse house is situated in a purpose built block of only 5 built in 2008 and located a short walk to the centre of the village in a quiet private location. Comprising a large contemporary kitchen / diner; bedroom and cloakroom on the ground floor, with 1st floor lounge; bathroom and single bedroom (or study) and a further 2 double bedrooms and en-suite shower on the top floor. With the benefit of a rear terrace with room for table and chairs or loungers and designated parking for 2 vehicles at the front, Gas centrally heated with wood double glazed windows and doors. The private shared courtyard is maintained by a limited company of which you would become a director.

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 storm porch leading to;

ENTRANCE HALL

Under stairs cupboard with light.

BEDROOM 1 10'6 x 9'2

Window to front, walk in cupboard-consumer unit located here.

CLOAKROOM 5'1 x 3'8

Wc, wall mounted basin, extractor.

KITCHEN/DINER 21'3 x 13'5

Skylight to rear, tiled floor, cream units, wood effect work top, stainless steel sink and drainer, built in oven and grill with extractor over, ceramic hob, integral dishwasher; washer/drier and larder fridge/freezer.

Stairs to 1st floor landing.

LOUNGE 15'1 x 13'4

Window and French doors to front with Juliet balcony, telephone and tv point.

BATHROOM 10' x 6'10 inc cupboard.

Window to rear, tiled floor, part tiled walls, bath with electric shower over and glass screen, wash basin, w c, built in cupboard housing Glowworm com-bi boiler, extractor.

BEDROOM 2 7' x 5'7

Glazed door and side panel to rear.

Stairs to 2nd floor landing with 2 skylights to rear.

MASTER BEDROOM 14'9 x 13'6 inc en-suite shower.

French doors with opening windows above and Juliet balcony to front with partial estuary views. Access to small loft area.

ENSUITE SHOWER 7'8 x 4'7

Tiled floor, part tiled walls, large shower cubicle with electric shower, w c, wash basin, extractor.

BEDROOM 4 13'4 x 10'

2 windows to rear, access to small loft area.

OUTSIDE FRONT

Communal block paved driveway with designated parking for 2 vehicles per property.

OUTSIDE REAR

Part decked fully enclosed terrace with space for table and chairs or loungers.

Agents note: some contents may be available for separate negotiation.

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.

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