WPS
Welsh Property Services

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FLAT 1
3 TERRACE ROAD
ABERDOVEY
LL35 0LP

Price guide £250,000 share of freehold

Immaculately presented 2 bedroom - 2 bathroom ground floor flat
Fully refurbished
With uninterrupted stunning estuary views
Close to the village centre

This immaculately presented 2 bedroom ground floor apartment is ideally situated just off the centre of the village and a short walk to the beach and all amenities. Fully refurbished in 2017 to include kitchen and 2 bathrooms. With stunning estuary views from the living area and front terrace. Comprising open plan lounge; kitchen/diner, large master bedroom with en-suite bathroom and guest bedroom plus en-suite shower. The front terrace has room for a bench and bistro table and chairs. The block contains 4 apartments all with a share of the freehold and cannot be used for holiday letting purposes. Recent improvements to the building have been the installation of a new fire alarm and emergency lighting system (2013) and netting to rear rock face (2015), a new fire escape (2024) and redecoration to the entire front of the building (2024).

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. 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.

Gas centrally heated and upvc sash double glazed windows, the property comprises composite door to:

OPEN PLAN LIVING AREA   17`9 x 14`
Picture window to front with stunning estuary views, exposed stone feature wall. timber floor, tv point, original coving, blue contemporary kitchen units, wood block work top, ceramic sink and drainer, integral fridge, built in oven, ceramic hob, part tiled wall, open to rear hallway leading to;

BEDROOM 1   13`3 x 13`
2 x windows to rear, built in cupboard with hanging rail, original built in cupboard and drawers, cast iron fireplace (not in use), timber flooring, door to;
EN-SUITE BATHROOM   10`8 x 7`3
Half glazed door to side, tiled floor and walls, freestanding bath, vanity wash basin, w c, bidet, extractor, chrome towel rail.

BEDROOM 2   11`8 x 8`4 max
Window to side, built-in cupboard with shelving, timber flooring, built in cupboard housing Ideal combi boiler, door to;
EN-SUITE SHOWER   8`4 x 5`3 into shower recess.
Window to side and rear, vanity wash basin, w c, shower cubicle with concertina screen, tiled walls and floor, extractor.

OUTSIDE FRONT
Enclosed terrace with space for bench and bistro table and chairs.

OUTSIDE REAR
Communal side entrance to rear yard for bins and fire escape only.

ASSESSMENTS   Band   B

TENURE   Leasehold 999 years. Neuadd management company Ltd own the freehold of which the 4 flatowners are shareholders. Maintenance of the building is shared by all 4 owners. Annual service charge costs approximately £1,250.

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

DISCLAIMER
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LASER TAPE CLAUSE
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.