

**STABLAU BRAICH Y CELYN
 ABERDOVEY
 LL35 0RD**

**Price £765,000 Freehold
 Including land and outbuildings.**

Energy Efficiency Rating		Current	Potential
39-44	A		
31-38	B		
23-30	C		
15-22	D		
9-14	E		
1-8	F		
0	G		

England & Wales



**Immaculately presented and refurbished 3 bedroom cottage
 with stunning views of the Dovey Estuary
 Situated just outside the beautiful village of Aberdovey
 With 4 acres and outbuildings.**

Stablau Braich y Celyn is a stunningly presented Welsh stone cottage of character situated in an elevated position just outside the harbour village of Aberdovey. This generously proportioned house has very high ceilings many of which are vaulted plus two large living rooms one leading to a farmhouse kitchen that lends itself to entertaining. This property has been extensively modernised by the present owners to include installation of ground source heat pump, PV cells, and Tesla battery, all external walls insulated and plastered, oak floor laid throughout, new double glazed wood windows to the ground floor and refurbished to the upper level, 2 new bathrooms and refurbished kitchen. Externally the outbuildings have been restored. The land extends to approximately 4 acres of good grazing. All the front facing rooms have estuary views.

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 HALL 13'6 x 8'7
Window to rear, under-stairs storage, staircase to first floor.

LIVING ROOM 1 17' x 13'6
French doors to front and rear.

LIVING ROOM 2 17'8 x 15'9
French doors to front, glazed door to side, double sided multi-fuel stove on a slate hearth with slate mantle, electric consumer unit located here.

KITCHEN 19'6 x 14'4
Dual aspect windows and glazed door to side, painted wood units, wood-block work top, ceramic sink and drainer, induction hob, built in oven, integral dishwasher, double sided multi fuel stove on slate hearth with wood surround.

UTILITY 12'8 x 5'6
Door to side, ceramic tiled floor, air source heat pump located here, plumbed for washing machine, UV water filter.

CLOAKROOM
Window to side, w.c, Belfast sink, wall mounted cupboards.
Off main hallway to:

FIRST FLOOR LANDING
Window to rear, loft access.

BEDROOM 1 16'4 x 14'
Window to front and side, vaulted ceiling with loft access.

BATHROOM 15'5 x 7'5
Window to front, walk in shower, freestanding bath, wash basin, w c, part tiled walls and floor.

BEDROOM 2 12'2 x 1'5
Window to front, circular window to side.

Open to:
LANDING
with vaulted ceiling, loft access, window to side.

BATHROOM 9'3 x 8'8
Velux window, tiled shower cubicle, bath, wash basin, w c, part tiled walls and tiled floor.

BEDROOM 3 18'9 x 12'4 inc
Window to side and rear, original fireplace, vaulted ceiling, built in cupboards

OUTSIDE
The property is accessed off a private driveway through a wooded area which opens to reveal Stablau Braich y Celyn. The driveway carries on up the hill to an adjoining property, a small barn with planning permission relying on an existing right of way.

There are 4 outbuildings 2 of which are weather tight;

BARN 59' x 29'
The barn has a metal corrugated roof and 20% of the floor has a concrete floor plus water and electricity supply.

STUDIO 16'8 x 20'9
The studio is weather tight, has a corrugated metal roof, is of concrete block construction with a concrete floor and two windows and door overlooking the estuary.

THE DAIRY 41'4 x 19'3
This building is weather tight, has a corrugated metal roof, is of concrete brick construction, with a concrete floor 2 windows looking north and 3 windows overlooking the estuary. With water and electricity supply. There are 18 solar panels fitted to the roof.

GREENHOUSE 20'6 x 7'8
The greenhouse is located in a former pigsty, with a concrete floor, poly carbonate roof and water supply.

ASSESSMENTS Band G

TENURE The property is Freehold.

SERVICES Private water, septic tank, electricity and broadband are connected.

VIEWING STRICTLY BY APPOINTMENT with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or email - info@welshpropertyservices.com.

MONEY LAUNDERING REGULATIONS
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