

**APARTMENT 5
WESTHAVEN
ABERDOVEY
LL35 0EB**

OFFERS IN THE REGION OF £299,950 LEASEHOLD

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
		73	73

England & Wales



**Immaculately presented 2 bedroom seafront apartment
situated on the ground floor with partial sea views
luxury fitted kitchen, bathroom and en-suite shower room
with private courtyard and rear yard.
Central village location.**

Formerly the prestigious Harbour Hotel, this ground floor apartment was converted in 2006 into luxury spacious accommodation. This apartment has been well designed with 2 double bedrooms a family bathroom, en-suite shower room and copious built in cupboards. The open plan living area is spacious, light and airy whilst retaining many original features plus the benefit of partial sea views from the large bay window. The contemporary kitchen diner is well fitted with granite work-tops, integrated appliances and units with soft close fittings. The en suite was refitted in 2020 when the apartment was completely redecorated and re carpeted. This apartment also has the benefit of a private rear yard, perfect for storage and a middle courtyard to enjoy al fresco meals if desired

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.

The property comprises communal entrance door to:

LOBBY

With tiled floor and postboxes, communal hallway and staircase. Entrance door to apartment 5.

HALLWAY

Central heating thermostat, under stairs cupboard, built-in cupboard housing electric consumer unit and automatic light, double built-in cupboards with hanging rail and shelf over plus automatic light, glazed double doors to private courtyard.

KITCHEN / LOUNGE / DINER 41'8 x 12'6 max into bay window.

Original sash window to rear, cream kitchen units with soft close doors and drawers, granite work-top, Belfast sink, integrated dish washer; washing machine and tumble drier, 'Range-master Toledo' dual fuel twin oven with gas hob and griddle, stainless steel extractor and splash back, American style fridge-freezer, tiled floor.

LOUNGE AREA

Original bay sash windows to front, part panelled walls with built-in cupboard, deep skirting boards, original coving, ornate marble fireplace with large mantle (not in working order), entry-phone system, telephone and tv point.

BEDROOM 1 9'7 x 7'3

Sash window to front, 2 built-in cupboards with hanging rail and shelf over, telephone and tv point.

BATHROOM 6'2 x 5'6

Fully tiled walls and floor, wall mounted wash basin, w.c, double ended bath with shower over and glass screen, extractor light, chrome towel rail.

BEDROOM 2 14'4 x 8'4

Glazed door to rear yard, built-in cupboard with automatic light.

EN-SUITE SHOWER

Fully tiled walls and floor, vanity wash basin and w.c, large shower cubicle with glass screen, chrome towel rail, extractor light.

REAR YARD 13' x 8'7 max

Paved with light.

CENTRAL COURTYARD 11' x 9'

Fully paved and private, awning and outside tap.

ASSESSMENTS Band E

TENURE The property is leasehold 999 years from 31st March 2006 and the leaseholder is one of nine Westhaven shareholders (8 apartments & the Bistro) who jointly own the freehold of the whole building. The service charge is approximately £2,208 per annum which covers buildings insurance, the decoration and maintenance of the exterior and communal areas plus cleaning and lighting of the communal areas. The property and entire building are covered by up to date 5 year electrical installation certificates.

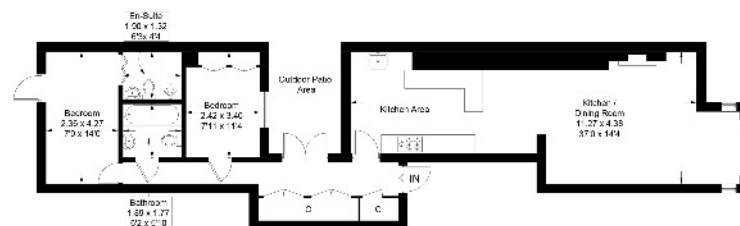
SERVICES Mains water, gas, electricity and main drainage are connected.

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.

Apartment 5, Westhaven, 17A Glandyfi Terrace, Aberdyfi, Gwynedd, LL35 0EB
Approximate Gross Internal Area
84.8 sq m / 913 sq ft



Intended for identification purposes only, measurements are approximate, not to scale





