

**MADEIRA
22 SEAVIEW TERRACE
ABERDOVEY
LL35 0LL**

Price £595,000 Freehold

Energy Efficiency Rating		Score	Notes
Overall	A	74	
Walls	B		
Roof	C		
Floors	D		
Heating	E		
Hot Water	F		
Lighting	G		
Low Carbon	G		

England & Wales
EU Directive
2002/91/EC



**Well presented 4 bedroom semi detached townhouse
Situating in a desirable location on the seafront
With stunning estuary views
Front terrace and rear yard**

Madeira is well presented semi detached townhouse situated on the seafront of the beautiful village of Aberdovey within easy walking distance to the beach, yacht club and all amenities. Situated over 3 floors with stunning uninterrupted estuary views from all front facing windows. The property comprises; entrance hallway leading to dining room, well fitted kitchen and shower room on the ground floor. With a generous sized lounge, double bedroom and bathroom plus separate w c on the 1st floor and a further 3 double bedrooms on the 2nd floor. With electric panel heating and single glazed wood windows. Outside is a useful rear yard with access to the front. Previously a successful holiday let through Aberdovey Cottages.

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. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. 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 accommodation comprises part glazed wood panelled door to;

LOBBY

Tiled floor, half glazed door to:

HALLWAY

Tiled floor, storage heater, under stairs cupboard.

DINING ROOM 6.08 x 4.29

Bay window to front, built-in cupboard housing consumer unit and electric meter, wall mounted heater, tiled floor.

SHOWER ROOM

Window to rear, tiled shower cubicle with electric shower, w c, wash basin, heated towel rail, tiled floor.

KITCHEN 4.00 x 2.27

Half glazed door and 2 windows to side, contemporary units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, built in oven with ceramic hob over and extractor above, part tiled walls, tiled floor.

Stairs to 1st floor half landing.

BATHROOM 3.28 x 2.17

Window to side, skylight to rear, bath with electric shower over and glass screen, wash basin, built in cupboard housing hot water cylinder and slatted shelving - space for tumble drier, part timber panelled walls, tiled floor, heated towel rail.

SEPARATE W C

Window to side, w c, wash basin, tiled floor.

Steps to 1st floor landing, telephone point.

BEDROOM 1 3.96 x 3.93

Window to rear, wall mounted heater, vanity wash basin.

LOUNGE 5.57 x 3.60

Sash and bay window to front, pine fire surround (not in working order), 2 wall mounted panel heaters.

Stairs to 2nd floor landing, window to rear.

BEDROOM 2 4.66 x 2.49

Window to front, wall mounted panel heater, wash basin, built in wardrobe, stripped floor boards.

BEDROOM 3 3.60 x 2.94

Window to rear, stripped floor boards, wash basin, wall mounted heater, built in wardrobe.

BEDROOM 4 3.60 x 2.66

Window to front, wash basin, built in cupboard.

Covered steps to

ATTIC 5.40 x 4.06

Fully boarded for storage only, velux window to front and rear, tv aerial located here.

OUTSIDE FRONT

Wrought iron railings and paved frontage with room for pots.

OUTSIDE REAR

Gravel yard suitable for storage with room for bistro table and chairs, outside light and tap, access to front.

TENURE The property is Freehold.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Currently exempt.

VIEWING By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

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.



