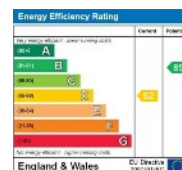


**11 PENHELYG TERRACE  
ABERDOVEY  
LL35 0PS**

**Offers in excess of £800,000 Freehold**



**Well presented 4 bedroom mid terrace townhouse  
Situated in a desirable location on the seafront  
With stunning uninterrupted estuary views  
Front garden plus parking and private terrace with steps to the sea**

This well presented 4 bedroom townhouse is situated on the exclusive Penhelyg terrace, with private parking, patio and enclosed terrace with access to the sea. Refurbished in 2020 and retaining many original features the property comprises, kitchen/breakfast room, utility and cloakroom on the ground floor, large lounge, bedroom and shower room on the 1<sup>st</sup> floor and a further 3 double bedrooms and bathroom on the 2<sup>nd</sup> floor. With stunning uninterrupted estuary views from all front facing windows.

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.

Gas centrally heated the accommodation comprises panelled door to;

#### **LOBBY**

Minton tiled floor, half glazed door to:

#### **HALLWAY**

Minton tiled floor, dado rail, part panelled walls, under stairs cupboard, door to rear hallway.

#### **OPEN PLAN KITCHEN/DINER** 8.57 x 3.73 into bay.

Bay window to front, original floorboards to front part panelled walls, dado rail, gas stove effect fire on slate hearth with timber mantle.

#### **KITCHEN AREA**

Sash window to rear, original quarry tiled floor, base units, quartz work top, Everhot electric range style oven with part induction hob and extractor over, mirrored glass splash back, inset stainless steel sink, integral slim line dishwasher, telephone and tv point.

Off entrance hallway door to rear hallway, half glazed door to yard.

#### **UTILITY** 2.67 x 1.40

Pressurized hot water cylinder and consumer unit located here, Belfast sink, plumbed for washing machine, extractor, quarry tiled floor

#### **CLOAKROOM**

Upvc window to side, w c, compact wash basin, part panelled walls, tiled floor.

Off entrance hallway stairs to 1<sup>st</sup> floor half landing;

#### **SHOWER ROOM** 3.31 x 2.35

2 windows to side, part panelled walls, tiled floor, large walk in tiled cubicle, wash basin and w c, heated towel rail radiator, under floor heating, extractor.

2 steps to 1<sup>st</sup> floor landing.

#### **LOUNGE** 5.57 x 3.94

Sash and bay window to front with window seat, picture rail, inset cast iron multi fuel stove on slate hearth, tv and telephone point.

#### **BEDROOM 1** 3.54 x 3.40

Secondary glazed window to rear, built in cupboard, original cast iron fireplace.

Stairs to 2<sup>nd</sup> floor ½ landing.

#### **BATHROOM** 3.74 x 2.32

Window to rear, tiled walk in shower, double vanity wash basin, freestanding roll top bath, w c, extractor light, timber floor.

2 steps to 2<sup>nd</sup> floor landing with built in cupboard.

#### **BEDROOM 2** 3.46 x 3.46

Secondary glazed window to rear.

#### **BEDROOM 3** 3.97 x 2.91

Secondary glazed window to front, original cast iron fireplace.

#### **BEDROOM 4** 3.20 x 2.35

Secondary glazed window to front.

#### **OUTSIDE REAR**

Enclosed yard with gated access to rear pedestrian path, shower and storage cupboard, outside tap and light.

#### **OUTSIDE FRONT**

Paved patio with room for bbq and table and chairs, off road parking for 2 vehicles. Enclosed private slate paved terrace with room for table and chairs and your own private access steps to the water.

#### **TENURE** The property is Freehold.

#### **SERVICES** Mains electricity, gas, water and drainage.

#### **COUNCIL TAX** Band G

**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.







