

**1 PENHELIG LODGE
PENHELIG
ABERDOVEY
LL35 0LY**

Price £370,000 Freehold

Energy Efficiency Rating		Current	Future
Energy Efficiency	A		B
Environmental Impact	B		C
Water Efficiency	C		D
Heating Efficiency	D		E
Lighting Efficiency	E		F
Renewable Energy	F		G
No energy related data available			
England & Wales		2010-2012	2013-2015



Grade 2 listed end terrace cottage

Large lounge

Kitchen / diner

3 double bedrooms

Terraced garden

Block paved parking for 2-3 vehicles

This grade 2 listed property is situated close to the original harbour of Aberdovey, the Roman walk and park, and a short walk from the centre of the village. With the convenient halt railway station opposite with trains direct to Birmingham. Comprising entrance hallway leading to a lounge, kitchen/diner and utility, plus cloakroom on the ground floor. With 3 double bedrooms bathroom and en-suite w c on the 1st floor plus large landing area formerly used as a study. The front garden is maturely planted with shrubs and fig tree, block paved parking for 2-3 vehicles at the side, and rear terraced garden with mature shrubs, paved bbq area, lawn and shed with power.

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 (Penhelig station is a 2 minute walk) 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 upvc half glazed door to;

HALLWAY

Tiled floor, dado rail, built in cupboard housing gas and electric meter, under stairs cupboard with power and light.

LOUNGE 5.60 x 4.03

Single glazed window to front and side, 2 built in cupboards, fireplace (could accommodate a wood burner).

KITCHEN / DINER 6.33 x 2.96

Single glazed windows to side and rear, half glazed upvc door to rear, tiled floor, cream units, laminate work top, stainless steel sink and drainer, integral dishwasher, electric Aga, beamed ceiling, open to;

UTILITY 2.57 x 2.22 inc cloakroom

Window to rear, plumbed for washing machine, Viessmann boiler located here, saniflo w c, compact wash basin, tiled floor, automatic light, loft access.

Off hallway, stairs to;

1ST FLOOR LANDING

Single glazed window to front, access to loft. This is a spacious area currently used as a study / sewing area.

BEDROOM 1 4.42 x 3.44

Single glazed window to front, exposed beam.

BEDROOM 2 4.32 x 2.14

Single glazed window to side, exposed beam.

Off landing area, 2 steps up to landing area, built in cupboard housing pressurized hot water cylinder and slatted shelving.

BATHROOM 2.72 x 2.11

Single glazed window to rear, wash basin, w c, bath, panelled shower cubicle, vinyl floor.

BEDROOM 3

Single glazed bay window to side, exposed beam.

EN-SUITE W C

Wash basin, w c.

OUTSIDE

Block paved parking for 2-3 vehicles, mature shrubs and fig tree, Tap and lighting, steps up to 2 block paved terraces with room for table and chairs, 2 steps up to lawn area and shed with power. Right of way to attached property at rear. Solar panels on rear roof for water only.

TENURE The property is Freehold.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band D

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.





