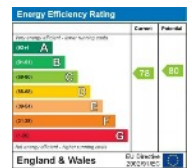


**APARTMENT 1 TABERNACLE  
SEAVIEW TERRACE  
ABERDOVEY  
LL35 0EF**

**£275,000 LEASEHOLD**



**Well presented ground floor apartment  
Situating on the seafront just off the centre of the village  
Grade 2 listed - gated and private  
3 bedrooms 2 bathrooms  
large open plan lounge / kitchen / diner  
Currently a successful holiday let**

This well presented spacious ground floor apartment is situated in the converted former Chapel Tabernacle close to the heart of the village of Aberdovey and directly opposite the estuary. One of 7 in this grade 2 listed building. With a large open plan living/ dining and kitchen area with estuary views, 2 generous double bedrooms, 1 single, bathroom and en-suite shower room. The property has a communal terrace at the front to sit and enjoy the views. With laminate flooring throughout and single glazed timber windows. Accessed through a gated entrance up slate steps or to the side via a more gentle slope. The gas boiler was replaced in 2024 along with all opening windows. Currently a successful holiday let with Travel Chapter.

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 property comprises communal entrance via the original doors to a lobby area with stairs to upper levels.

Wood half glazed door to;

#### **HALLWAY**

Built-in cupboard plumbed for washing machine, laminate floor, telephone point.

#### **OPEN PLAN LIVING AREA** 7.55 x 4.71

2 windows to side one to front with estuary views and deep sills, wood effect units, laminate work top, stainless steel sink and drainer, integral dishwasher, built in double oven and grill, gas hob with extractor over, Worcester boiler located here, part tiled walls, island unit with space for under counter fridge and freezer, laminate flooring.

#### **BEDROOM 1** 4.12 x 3.06

Window to side.

#### **BATHROOM** 2.18 x 1.66

Bath with electric shower over and concertina glass screen, wash basin, w.c, extractor, chrome towel rail, part tiled walls.

#### **BEDROOM 2** 4.79 x 4.16 inc wardrobes and en-suite. Window to side, built in wardrobes x 3.

#### **EN-SUITE SHOWER**

Corner shower cubicle with electric shower, wash basin, w c, chrome towel rail, extractor, part tiled walls.

#### **BEDROOM 3** 2.99 x 2.05

Window to side.

**Agents note; contents available for separate negotiation**

#### **ASSESSMENTS**

Currently exempt.

#### **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. Telephone 01654 710 500. email:info@welshpropertyservices.com

#### **LEASEHOLD INFORMATION**

The lease was granted from 1st June 2001 for a term of 999 years. The annual fees vary slightly each year and for 2024 the service charge was £1911 including insurance, external and communal areas decorating, fire extinguisher sand communal lighting.

#### **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.

#### **Apartment 1 Tabernacle, Seaview Terrace, Aberdovey, Gwynedd, LL35 0EF**

Approximate Gross Internal Area (Including Corridor)  
109.1 sq m / 1174 sq ft

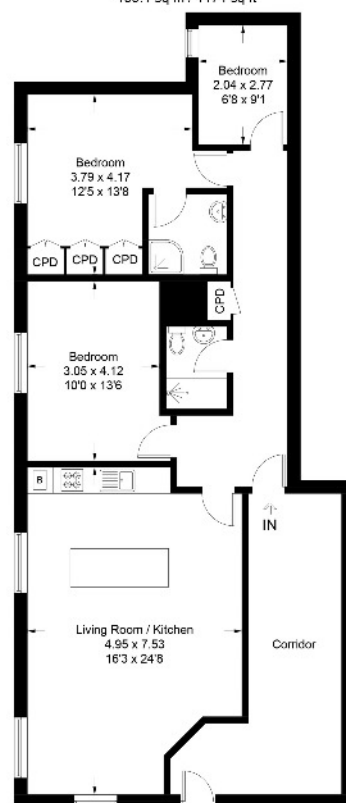


Illustration for identification purposes only.  
measurements are approximate, not to scale.









