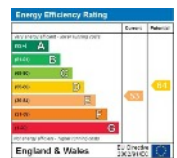


**FERN  
BRYN EGLWYS  
CHURCH STREET  
ABERDOVEY  
LL35 0NG**

**PRICE £299,000 Freehold**



Energy Efficiency Rating	
Rating	Estimated Energy Cost (£/year)
A	< £100
B	£100 - £150
C	£150 - £200
D	£200 - £250
E	£250 - £300
F	£300 - £350
G	> £350

England & Wales



**Immaculately presented 1<sup>st</sup> floor 2 bedroom 2 shower room apartment  
with stunning estuary views  
garden and parking for 2 cars**

This immaculately presented 2 bedroom 1<sup>st</sup> floor apartment is ideally located in a slightly elevated position a short walk from the centre of the village at the top of Church Street. Built in 1814 Fern was originally part of the original Post House for the village and was converted into 3 residential properties in the late 1980's. This apartment is more like a cottage inside. Comprising an open plan living area with vaulted ceiling leading to 2 double bedrooms and 2 recently refurbished shower rooms. Outside is an enclosed terraced garden with lawn area, slate paved terracing, raised vegetable beds, a Summerhouse with power and parking for 2 vehicles. With stunning estuary views from all front facing windows and the garden.

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:-

Gated entrance and steps to composite front door and upvc window to:

**OPEN PLAN LIVING ROOM** 6.12 x 4.96

Beamed vaulted ceiling, wood double glazed window to front and side with secondary glazing, pine and cast iron fireplace with electric fire ( gas pipe in situ), laminate flooring.

**KITCHEN AREA**

Painted pine units with laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, induction hob, built-in oven, part tiled walls, laminate floor, larder cupboard housing Worcester combi boiler, and consumer unit, stripped pine door to:

**HALLWAY**

Laminate floor, access to insulated loft.

**BEDROOM 1** 4.28 x 3.58

Upvc window to front.

**SHOWER ROOM** 1.92 x 1.72

Vanity wash basin with led mirror over, w c, corner shower cubicle, part tiled walls, heated towel rail, laminate floor, under floor heating, extractor light.

**BEDROOM 2** 3.59 x 3.33

2 upvc windows to side, door to;

**EN-SUITE SHOWER** 3.46 x 1.55

Upvc window to rear, vanity wash basin with led mirror over, w c, tiled shower cubicle, under floor heating, heated towel rail, extractor, laminate floor.

**OUTSIDE**

Enclosed garden with lawn, slate paved terraces, raised vegetable beds, mature shrubs and hedging, Summerhouse with power, outside tap and lighting, gated access to tarmac parking area for 2 vehicles.

**TENURE** The vendor owns the freehold, the apartment below has a 100 year lease (from 2023) with ground rent payable to vendor of £25 per annum.

**ASSESSMENTS** Band E

**SERVICES** Mains water, sewerage, gas and electricity are connected.

**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.

floorplan



