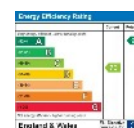


**9 CAE ARGOED  
ABERDOVEY  
LL35 0DY**

**Price £180,000 Share of freehold**



**Two bedroom ground floor apartment with private patio and communal grounds, single garage and parking for 1 vehicle.**

**Gas centrally heated with upvc double glazing**

This two bedroom ground floor property is one in a block of purpose built apartments situated just a few minutes walk to the centre of the village, harbour and beach. Comprising entrance hallway leading to lounge/diner, kitchen, bathroom and 2 generous double bedrooms. The property has its own paved patio at the rear and access to the communal grounds. The external maintenance and communal areas are looked after by the management company. The apartments in their entirety were re roofed in 2024? These apartments cannot be holiday let.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all very popular and there is excellent river and sea fishing within easy distance. For golfing enthusiasts there is a championship course nearby. 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 is entered by way of the communal entrance to the front. There is an audio entrance system. Upvc entrance door leads to 3 small flights of stairs to upvc door to;

#### **INNER HALLWAY**

Built-in cupboard, consumer unit located here.

#### **LOUNGE/DINING ROOM** 6.55 x 3.85

Full length window and glazed door to rear overlooking communal garden and private patio.

#### **KITCHEN** 3.71 x 2.37

Window to rear, white units, laminate work top, stainless steel sink and drainer, integral dishwasher, integral fridge and freezer, built in oven, gas hob with splash back and extractor over, plumbed for washing machine, Glo worm boiler located here, tiled floors, part tiled walls.

#### **BEDROOM 1** 4.57 x 3.36

Picture window to front with a pleasant aspect.

#### **BEDROOM 2** 3.46 x 2.84

Picture window to front, with a pleasant aspect.

#### **SHOWER ROOM** 2.19 x 1.63

Bath with shower head handset and glass screen, vanity wash basin, w c, part tiled walls, tiled floor, extractor.

#### **OUTSIDE REAR**

Paved patio area (not on deeds but used by number 9 only).

#### **COMMUNAL GARDENS**

lawned area with mature hedging.

#### **GARAGE AND PARKING**

##### **GARAGE** - 5.35 x 2.57

Gas and electric meters, consumer unit, lighting and power point, up and over door.

Parking for 1 vehicle in front of the garage.

#### **TENURE**

The owners of the apartments have formed a company called Cae Argoed Management Limited who hold the freehold and each owner is a shareholder. The present maintenance charge is approximately £1,200 per annum which includes insurance, maintenance, communal lighting and window cleaning. The lease is 999 years from 1st January 1975 with 949 years remaining from January 2025?

#### **ASSESSMENTS**

Band D

#### **SERVICES**

Mains water, gas, electricity and main drainage are connected.

#### **VIEWING**

By appointment with Welsh Property Services Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 710500 email [info@welshpropertyservices](mailto:info@welshpropertyservices)

#### **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.

