

**2 CLIFFSIDE  
ABERDOVEY  
LL35 0LL**

**Price OIEO £550,000 Freehold**

Energy Efficiency Rating	
Energy Efficiency	Estimated
CO <sub>2</sub> Emissions	Estimated
Energy	A
CO <sub>2</sub>	B
Water	C
Heating	D
Hot Water	E
Lighting	F
Renewables	G
England & Wales	



**Immaculately presented mid terrace townhouse  
Situated on the seafront with stunning estuary views  
Rear yard and 1<sup>st</sup> floor terrace**

This immaculately presented mid terrace townhouse is situated at the quieter end of the village a short walk from the Penhelig car park. With stunning uninterrupted estuary views from all front facing windows. Built in 1898 and a fine example of that period retaining many original features including coving, deep skirtings, panelled windows and high ceilings. Elevated off the road via slate steps the property comprises entrance hallway leading to a dining area with bay window, this is open to the kitchen with Gas fired Aga, access to rear yard, utility, cloakroom and steps down to the cellar offering storage and use as a workshop with access from the front. On the 1<sup>st</sup> floor half landing is a shower room / utility, separate w c and 2 steps to the lounge which is currently L shaped with panelled double doors separating it if preferred enabling another bedroom. This has stunning views of the estuary and access to the rear decked terrace. With 2 double bedrooms and a well fitted family bathroom on the top floor. The property has been well maintained by the current owners with a new roof, wiring, plumbing and boiler over the last 7 years. It is currently a residential home.

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 accommodation comprises part glazed wood panelled door to;

#### **LOBBY**

Minton tiled floor, half glazed door to;

#### **HALLWAY**

Minton tiled floor, door to;

#### **DINING ROOM**

3.96 x 3.40 not inc bay.

Bay window to front, 2 built in cupboard, stripped floorboards, open to;

#### **KITCHEN**

4.23 x 3.60

French doors to rear with access to yard area, painted base and wall units, wood block work top, ceramic sink and drainer with waste disposal, Gas fired Aga, plumbed for dishwasher, slate flagstone flooring, part tiled walls, door to rear hallway.

#### **UTILITY**

3.27 x 1.95

Window to side, base units, wood block work top, stainless steel sink, painted floorboards, access to;

#### **CLOAKROOM**

Window to side, w c, compact basin, wall mounted heater.

#### **CELLAR**

4.22 x 3.53

Half glazed door and window to front, slate flagstone floor, consumer unit and gas meter located here.

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

#### **SHOWER ROOM**

3.92 x 2.34

Window to side, panelled cubicle, wall mounted wash basin, plumbed for washing machine, space for tumble drier, painted floorboards, built in cupboard housing Worcester boiler.

#### **SEPARATE W C**

Window to side, wash basin, laminate floor.

Steps to 1<sup>st</sup> floor landing, half glazed door to;

#### **LOUNGE**

4.42 x 3.92 not inc bay.

Sash and bay window to front, original cast iron fireplace in working order, open to

#### **OFFICE AREA**

4.10 x 2.49

French doors to rear decked terrace. Built in shelving and desk unit, panelled folding doors enabling this room to be closed off from the living area and utilised as a private office or 3<sup>rd</sup> bedroom.

Stairs to 2<sup>nd</sup> floor half landing, overhead window to rear.

#### **BEDROOM 2**

4.84 x 2.52

Window to side.

Steps up to 2<sup>nd</sup> floor landing with access to insulated loft with pull down ladder.

#### **BATHROOM**

4.19 x 2.47

Window to rear, panelled shower cubicle, wash basin, w c, bath with shower head handset, built in cupboard housing hot water cylinder, part panelled walls, painted floorboards, automatic lighting.

#### **MASTER BEDROOM**

4.41 x 4.26

3 windows to front, original cast iron fireplace (not in working order), recessed shelving.

#### **OUTSIDE FRONT**

Wrought iron railings and paved terrace.

#### **OUTSIDE REAR**

Yard accessed via kitchen only.

#### **WHAT3WORDS; zooms.slurpinganchovies**

#### **TENURE**

The property is Freehold.

#### **SERVICES**

Mains electricity, gas, water and drainage.

#### **COUNCIL TAX**

Band E.

#### **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.**







