

**HAFOD**  
**13a GLANDOVEY TERRACE**  
**ABERDOVEY**  
**LL35 0EB**

**Price £585,000 freehold.**

Energy Efficiency Rating		Current	Potential
Energy Efficiency	A		
Water Efficiency	B		
Heating	C		
Lighting	D		
Renewable Energy	E		
Overall Energy Efficiency Rating		C	B
England & Wales			



**5 bedroom townhouse situated in the heart of the village**  
**Directly opposite the yacht club and beach.**  
**With the benefit of a retail premises with ready made income from the current tenants**  
**Plus an elevated rear garden**

This well presented 5 bedroom townhouse was built in 1905 as a sea captain's house. Situated in the heart of the village directly opposite the beach and yacht club. Comprising living area on the 1<sup>st</sup> floor with a kitchen/diner, large lounge and utility with w c and shower, 5 bedrooms and 2 bathrooms situated on the next two floors plus an elevated landscaped garden accessed from the house and shared side passageway off Glandovey Terrace. The uninterrupted views from all the front facing rooms are of the beach and estuary. Gas centrally heated with hive remote controlled access, double glazed windows throughout plus the benefit of an income from the retail premises below. This property is lived in by the current owners.

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises:

Hardwood door to to:

#### **PORCH**

Electric meter located here, half glazed door to;

#### **HALL**

Under stairs cupboard, original pitch pine staircase to first floor half landing.

#### **UTILITY**

11'5 x 10' inc w c and shower.

Upvc windows to side and rear, glazed door to garden, base and wall units with woodblock work top, Belfast sink.

**W.C WITH SHOWER** - tiled walls, w c, wash basin, shower cubicle.

Stairs to first floor:

#### **KITCHEN**

16'2 x 11'4

Upvc sash window to rear, timber kitchen units, laminate work top, composite sink and drainer, part tiled walls, halogen hob, eye level double oven and grill, integral fridge/freezer and dishwasher, under cupboard lighting, laminate floor to kitchen area, built in cupboard housing consumer unit.

#### **LOUNGE**

22'8 x 13'9

Wood double glazed sash and bay window to front, fireplace (not in working order and with potential for use).

Stairs to 2<sup>nd</sup> floor half landing with floor length upvc window to rear (this could be utilized with a gangway to access the garden).

#### **SHOWER ROOM**

9'5 x 6'7

Upvc window to side, vanity wash basin unit with shelving and cupboards, w c, large shower cubicle, extractor fan, chrome towel rail, tiled walls.

Stairs to second floor landing

#### **BEDROOM 1**

16'2 x 11'8

Upvc sash window to rear, original built-in cupboard, consumer unit.

#### **BEDROOM 2**

13'8 x 12' not inc fitted wardrobes.

Wood double glazed bay window to front with estuary views.

#### **BEDROOM 3**(currently a study)10'4 x 8'3

Wood double glazed window to front with estuary views.

Stairs to third floor half landing with skylight.

#### **BATHROOM**

10' x 8'8

Upvc window to rear balcony, w c, wash basin, bath with shower over, built-in cupboard housing boiler, hot water cylinder with pump and slatted shelving, plumbed for washing machine.

Stairs to third floor landing with built-in bookshelves.

#### **BEDROOM 4**

16'2 x 10'3

Upvc window to rear, currently used as a home gym.

#### **BEDROOM 5**

23' x 13'8 max into recess.

Upvc window to front with panoramic estuary views, 2 original cast iron fireplaces, access to insulated and boarded loft with light and pull down ladder.

#### **OUTSIDE**

Wrought iron railings and gate to front door, right of way access to rear garden via Compton House passageway with gated steps to garden.

#### **REAR GARDEN**

Accessed from utility on first floor to non slip fibre glass roof of shop below (replaced 2025 with 25 year guarantee). Storeroom with power and lighting. Steps to elevated garden planted with mature shrubs and trees on several levels, recently refurbished shed with power.

**SHOP** Providing an income of £8,400 per annum all repairing and insuring lease. With refurbished interior in 2021 - Wood double glazed double frontage with 3 open plan rooms, plus a store room, kitchenette and separate w c, laminate flooring, rear emergency exit.

#### **ASSESSMENTS**

Band F

#### **TENURE**

The property is Freehold.

#### **SERVICES**

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

#### **WHAT3WORDS: onto.invents.snowballs**

#### **VIEWINGS:**

by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500. Info@welshpropertyservices.com









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You will need to provide identity evidence in the form of passport/driving licence on putting forward an offer.

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