

**HYFRYDLE
4 HILLSIDE
ABERDOVEY
LL35 0NF**

Price £875,000 Freehold



**End terrace townhouse
Exclusive residential location
Situated in an elevated position with stunning estuary views
Garden, paved terraces, parking.**

This well presented townhouse is situated in an elevated position on the exclusive terrace of Hillside off Church Street and within walking distance to the village. With stunning estuary views the property comprises large open plan lounge / diner, cloakroom, breakfast room, kitchen and utility on the ground floor. With 3 double bedrooms, bathroom and separate w c on the first floor and a further 2 double bedrooms and shower room on the top floor. With gravel parking for several vehicles, 3 paved terraces to enjoy al fresco eating plus a rear garden with lawn, mature planting and shed plus brick built storage shed. With mainly all upvc double glazing, gas centrally heated and currently registered as a permanent residence.

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 composite door to;

LOBBY

Minton tiled floor, single glazed windows, timber half glazed door to;

ENTRANCE HALLWAY

Minton tiled floor, original coving, under stairs cupboard.

LOUNGE / DINING ROOM 7.90 x 3.90

Upvc bay window to front with stunning estuary views, cast iron fireplace with pine surround, original coving.

CLOAKROOM

Upvc window to side, w c, wash basin, part tiled walls.

BREAKFAST ROOM 3.55 x 3.52

Upvc bay to side, built in cupboards, consumer unit located here, 2 steps up to;

KITCHEN 3.50 x 3.21

Upvc half glazed door and window to side, pine units, laminate work top, composite sink and drainer, eye level oven and grill, gas hob, integra dishwasher and fridge freezer, tiled floor, part tiled walls, door to;

LEAN TO UTILITY

Upvc door to side, plumbed for washing machine, Belfast sink, tiled floor.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Built in cupboard housing hot water cylinder and slatted shelving.

BEDROOM 1 5.54 x 3.85

Full height glazed window and sliding doors to front with access to balcony and stunning views, cast iron fireplace with pine surround, built in recessed cupboard with shelving over, fitted wardrobes.

BEDROOM 2 3.96 x 3.53

Upvc window to side and rear, vanity wash basin, fitted single wardrobe.

BATHROOM 2.03 x 1.89

Upvc window to side, bath with shower head handset and glass screen, wash basin, part tiled walls, vinyl floor.

SEPARATE W C

Upvc to side, w c, wash basin, tiled walls, Worcester boiler located here.

BEDROOM 3 3.62 x 2.76

Upvc window to side, wash basin.

Stairs to;

2ND FLOOR LANDING

Skylight to rear, under eaves storage, built in cupboard housing hot water cylinder and header tank.

BEDROOM 4 3.88 x 3.56

Upvc window to front, cast iron fireplace.

BEDROOM 5 3.73 x 3.57

Upvc window to side, skylight to rear, built in cupboard.

SHOWER ROOM 2.62 x 1.82

Skylight to front, tiled shower cubicle, w c, wash basin, vinyl floor.

OUTSIDE

Gravel parking for several vehicles, mature planting, open access to side garden and patio, elevated lawn, shed, storage shed with power, 2 further paved terraces, private gated access off Church Street.

WHAT3WORDS; spotty.inflates.carriage

TENURE The property is Freehold.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band G.

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.



