

**10 CHAPEL SQUARE  
ABERDOVEY  
LL35 0EL**

**Price £230,000 Freehold**



**2 bedroom mid terrace cottage  
Situated just off the centre of the village  
Fully insulated studio/office and elevated terrace  
Currently a holiday let**



This 2 bedroom mid terrace cottage is situated just off the centre of the village conveniently within easy walking distance of the beach and all amenities. Comprising open plan living area with contemporary kitchen on the ground floor, 2 bedrooms and shower room on the 1<sup>st</sup> floor. With rear storage shed and elevated fully insulated studio/workshop/hobby room with its own mini kitchen and cloakroom plus a small elevated terrace. Currently a holiday let through Aberdovey Breaks.

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 property comprises upvc half glazed door to:

**LOUNGE / KITCHEN/ DINER** 5.49 x 3.38

Timber sash window to front, half glazed composite stable door to rear, gas flame effect stove fire on slate slab, beamed ceiling, built in cupboard housing electric meter; consumer unit and gas meter, white units, quartz work top with inset stainless steel sink, space for under counter fridge, gas cooker point, pull out storage cupboard, part tiled walls, slate floor to kitchen area, Ideal Independent combi boiler located here.

Stairs to;

**1ST FLOOR LANDING**

Access to insulated loft with light, overhead shelf.

**BEDROOM 1** 3.60 x 3.23

Timber sash window to front.

**BEDROOM 2** 2.30 x 2.15

Timber sash window to rear.

**SHOWER ROOM** 1.76 x 1.38

Timber frosted window to rear, wash basin, w c, panelled shower with concertina door, wood floor, tiled walls.

**OUTSIDE FRONT**

Shared right of way over Chapel Square.

**OUTSIDE REAR**

Storage shed with w c and external power point, shared steps to;

**STUDIO** 4.50 x 3.52

Fully insulated studio with upvc sliding door and windows to front, 2 timber double glazed windows to side, tiled floor, kitchenette area with stainless steel sink and drainer, cloakroom with w c and wash basin. Outside tap.

Up further slate steps to small garden area with space for table and chairs and village views.

**ASSESSMENTS**

Band C

**SERVICES**

Mains water, electricity, gas and drainage are connected.

**WHAT3WORDS: producing.tweeted.duos**

**Most contents available for separate negotiation .**

**VIEWING**

By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

**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





