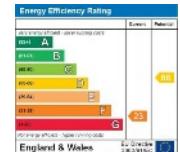


**BRYN RHEDYN
PHILLIPS AVENUE
ABERDOVEY
LL35 0PY**

OIEO £350,000 Freehold



**Detached 3 bedroom house
Situated in an elevated position with stunning estuary views
In need of complete refurbishment**

This period property is situated on the exclusive Phillips Avenue on the edge of the village of Aberdovey. Comprising lounge, dining room, sun room, study, kitchen and cloakroom on the ground floor. With 3 bedrooms and family bathroom on the second floor. With brick built storage shed plus 3 outhouses accessed from the garden or kitchen. The property has mainly upvc double glazing and electric storage heating although there is gas to the property. The front garden is maturely planted and includes a slate paved patio area. The elevated rear garden would benefit from terracing and landscaping. There is a single garage and parking for one vehicle. Bryn Rhedyn would benefit from refurbishment. Currently registered as a second 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 upvc sliding doors to:

ENTRANCE PORCH

2 x timber single glazed windows to side, tiled floor. Glazed door and side panel to:

LOBBY

Tiled floor, glazed door and side panel to:

HALLWAY

Tiled floor, storage heater.

LOUNGE

5.61 x 3.64

Upvc window to front, open fireplace with firebox, timber surround and slate hearth, storage heater, timber floor, glazed door to:

SUN ROOM

3.22 x 3.19

Upvc sliding door to front, timber single glazed to side, tiled floor, door to:

STUDY

3.23 x 1.94

Timber single glazed window to side, half glazed timber door to rear, tiled floor.

Off entrance hallway to:

DINING ROOM

3.64 x 2.72

Upvc window to front and side, timber floor, storage heater.

KITCHEN

3.05 x 2.75

Upvc window to side, timber single glazed to rear, base and wall units, laminate work top, stainless steel sink and drainer, electric cooker point, part tiled walls, storage heater, Mersey Super boiler supplying hot water only, timber door to rear.

CLOAKROOM

Metal window to rear, w c, basin, tiled floor, built in cupboard housing electric meter and consumer unit.

Stairs to:

1ST FLOOR LANDING

Original ornate stained glass window to rear, access to loft.

BEDROOM 1

5.25 x 3.03

2 upvc windows to front-1 to side all with estuary views, storage heater.

BEDROOM 2

3.65 x 2.75

Upvc window to front and side with estuary views, storage heater.

BEDROOM 3

3.66 x 2.43

Upvc window to side.

BATHROOM

3.06 x 2.74

Upvc window to side- metal window to rear, bath, wash basin, w c, storage heater.

OUTSIDE FRONT

Parking for a small vehicle, access to single garage, steps up to property, mature shrubs, slate paved patio area with path either side to rear.

OUTSIDE REAR

Brick built storage shed, access to rear outhouses with outside tap, steps up to elevated garden in need of landscaping.

WHAT3WORDS; zooms.slurpinganchovies

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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



