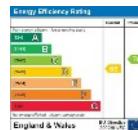


**TREM AFON
5 BODFOR TERRACE
ABERDOVEY
LL35 0EA**

Price £400,000 freehold.



**5-6 bedroom mid terrace property situated near the centre of the village
Directly opposite the beach
With the benefit of a rear parking space
Plus an elevated rear terrace
Chain free**

This well presented spacious 6 bedroom mid terrace property is situated close to the centre of the village, directly opposite the beach. Situated over 3 floors the property comprises a well fitted kitchen / breakfast room, large lounge with bay window, door to rear hallway and bedroom (currently used as utility) with bathroom on the 1st floor. With 2 double en-suite bedrooms on the 2nd floor and a further 3 bedrooms plus cloakroom on the top floor. With uninterrupted beach and estuary views from all front facing windows. Off the kitchen at the rear is an elevated terrace with plenty of space for a table and chairs and parking below for 1 vehicle. Trem Afon has gas central heating and mainly upvc double glazing with some original sash windows. Many villagers will remember the post office being located on the ground floor and a successful bed and breakfast upstairs for many years. It is registered as a principal residence.

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.

OUTSIDE FRONT

Wrought iron railings. The property comprises original panelled door to shared lobby, fire alarm control panel, timber part glazed door to:

ENTRANCE HALLWAY

Walk in under stairs cupboard with light and original tiled floor, wine storage, safe with keys, coving, consumer unit, Stairs to:

1ST FLOOR LANDING

Door to rear hallway and access to:

BATHROOM 2.32 x 1.87

Single glazed sash window to side, bath with power shower over and curtain, wash basin, built in cupboard housing hot water cylinder and slatted shelving, towel rail, part tiled walls, loft access.

SEPARATE W C

Single glazed sash window to side, w c.

BEDROOM 6 (currently used as utility) 3.32 x 3.06

2 upvc windows to rear, base units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, part tiled wall, loft access.

Off 1st floor landing:

KITCHEN / BREAKFAST ROOM 4.34 x 3.71

Upvc fully glazed door and window to rear, cream Shaker units, laminate work top, stainless steel sink and drainer, dishwasher, eye level double oven and grill, gas hob with extractor over, vinyl floor, built in cupboard housing Worcester combi boiler.

LOUNGE / DINER 5.65 x 5.59 into bay.

Upvc bay and window to front, marble fireplace with gas fire, original coving, broadband and tv point.

Stairs to 2nd floor landing, single glazed timber sash to rear, built in

BEDROOM 1 5.57 x 4.54 not inc bay-inc en-suite.

Upvc bay and window to front, fitted wardrobes.

EN-SUITE SHOWER 3.70 x 1.57

Tiled floor and walls, double vanity wash basin with led mirrors over, w c, shower cubicle with electric power shower and glass door, 2 x towel rails, extractor.

BEDROOM 2 4.36 x 2.77

Upvc window to rear.

EN-SUITE SHOWER 3.19 x 1.03

Tiled floor and walls, shower cubicle with electric shower and glass door, wash basin with led mirror over, w c, extractor, towel rail.

Stairs to 2nd floor landing, single glazed sash window to rear, built in cupboard.

BEDROOM 3 3.75 x 3.32

Upvc window to rear, original cast iron fireplace, vanity wash basin.

BEDROOM 4 4.52 x 3.18

Upvc window to front.

BEDROOM 5 4.53 x 2.25

Upvc window to front, original cast iron fireplace.

CLOAKROOM

W c, wash basin, vinyl floor.

OUTSIDE REAR

Accessed via the kitchen a generous terrace with room for table and chairs, galvanised staircase to bin storage and car parking for 1 vehicle.

ASSESSMENTS Band C

TENURE The property is Freehold. The ground floor apartment is leasehold at 999 years and contributes £50 pa maintenance work is agreed at a 75/25% split.

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

WHAT3WORDS; doped.sparks.contoured

VIEWINGS: By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500.

Info@welshpropertyservices.com

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."



