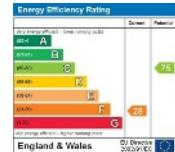


**BWTHYN TAID  
7 NANTIESYN  
ABERDOVEY  
LL35 0NB**

**Price £199,000 freehold**



**2 Bedroom mid terrace cottage of character  
With elevated rear patio terrace**

This charming cottage of character is located off the centre of the village in a quiet residential setting yet within easy distance of the beach and all amenities. Comprising lounge, separate kitchen diner on the 1<sup>st</sup> floor, double and single bedroom plus shower room on the 2<sup>nd</sup> floor. Outside rear a storage cupboard, shared slate steps to an elevated paved terrace with partial estuary views. Opposite the cottage is a council owned car park which is available all year round and a permit can be purchased to enable parking. Directly opposite in Nantiesyn itself there is also parking. The cottage is 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. 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 half glazed wood stable door to:

**LOUNGE** 3.79 x 3.29

Original single glazed sash window to front, original built in cupboards, beamed ceiling, gas flame effect fire with pine surround on slate hearth, storage heater, glazed door to:

**KITCHEN/DINER** 3.27 x 3.09

Glazed door to rear, skylight, pine cupboards, laminate work top, stainless steel sink and drainer, plumbed for washing machine, gas hob, built in oven, part tiled walls, tiled floor, storage heater, beamed ceiling.

Off living area stairs to;

**1ST FLOOR LANDING**

Access to loft, storage heater.

**BEDROOM 1** 3.34 x 2.47

Original single glazed sash window to front, original cast iron fireplace.

**BEDROOM 2** 2.53 x 1.38

Original sash window to rear, built-in cupboard housing hot water cylinder and slatted shelving.

**SHOWER ROOM** 1.64 x 1.35

Wash basin, w.c., tiled shower cubicle with electric shower, extractor.

**OUTSIDE REAR**

Storage cupboard, shared slate steps to elevated paved terrace with partial estuary views.

**ASSESSMENTS** Band C

**TENURE** Freehold.

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

**WHAT3WORDS:tributes.bribing.lamppost**

**VIEWING** By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Telephone; 01654 710 500 or email: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."

**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.

7 Nantiesyn Aberdovey, LL35 0NB

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft



Illustration for identification purposes only. Measurements are approximate, not to scale. For full details see EPC ID1251251

