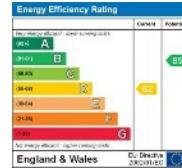


**11 PENHELYG TERRACE
 ABERDOVEY
 LL35 0PS**

Offers in the region of £780,000 Freehold



Well presented 4 bedroom mid terrace townhouse

Situated in a desirable location on the seafront

With stunning uninterrupted estuary views

Front garden plus parking and private terrace with steps to the sea.

This well presented 4 bedroom townhouse is situated on the exclusive Penhelyg terrace, with private parking, patio and enclosed terrace with access to the sea. Refurbished in 2020 and retaining many original features the property comprises, kitchen/breakfast room, utility and cloakroom on the ground floor, large lounge, bedroom and shower room on the 1st floor and a further 3 double bedrooms and bathroom on the 2nd floor. With stunning uninterrupted estuary views from all front facing windows.

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.

Gas centrally heated the accommodation comprises panelled door to;

LOBBY

Minton tiled floor, half glazed door to:

HALLWAY

Minton tiled floor, dado rail, part panelled walls, under stairs cupboard, door to rear hallway.

OPEN PLAN KITCHEN/DINER

8.57 x 3.73 into bay.

Bay window to front, original floorboards to front part panelled walls, dado rail, clear view log burner (installed and certificated 2025) on slate hearth with timber mantle.

KITCHEN AREA

Sash window to rear, original quarry tiled floor, base units, quartz work top, Everhot electric range style oven with part induction hob and extractor over, mirrored glass splash back, inset stainless steel sink, integral slim line dishwasher, telephone and tv point.

Off entrance hallway door to rear hallway, half glazed door to yard.

UTILITY

2.67 x 1.40

Pressurized hot water cylinder and consumer unit located here, Belfast sink, plumbed for washing machine, extractor, quarry tiled floor

CLOAKROOM

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

Off entrance hallway stairs to 1st floor half landing;

SHOWER ROOM

3.31 x 2.35

2 windows to side, part panelled walls, tiled floor, large walk in tiled cubicle, wash basin and w c, heated towel rail radiator, under floor heating, extractor.

2 steps to 1st floor landing.

LOUNGE

5.57 x 3.94

Sash and bay window to front, picture rail, inset cast iron multi fuel stove on slate hearth, tv and telephone point.

BEDROOM 1

3.54 x 3.40

Secondary glazed window to rear, built in cupboard, original cast iron fireplace.

Stairs to 2nd floor ½ landing.

BATHROOM

3.74 x 2.32

Window to rear, tiled walk in shower, double vanity wash basin, freestanding roll top bath, w c, extractor light, timber floor.

2 steps to 2nd floor landing with built in cupboard.

BEDROOM 2

3.46 x 3.46

Secondary glazed window to rear.

BEDROOM 3

3.97 x 2.91

Secondary glazed window to front, original cast iron fireplace.

BEDROOM 4

3.20 x 2.35

Secondary glazed window to front.

OUTSIDE REAR

Enclosed yard with gated access to rear pedestrian path, shower and storage cupboard, outside tap and light.

OUTSIDE FRONT

Paved patio with room for bbq and table and chairs, off road parking for 2 vehicles. Enclosed private slate paved terrace with room for table and chairs and your own private access steps to the water.

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.

