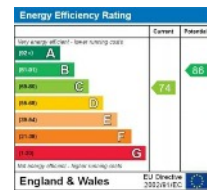


**2 ARDUDWY VILLAS  
 ABERDOVEY  
 LL35 0RY**

**Price £345,000 Leasehold.**



**Well presented 3 Bedroom - 2 bathroom mid terrace townhouse  
 Situated on the flat and within easy walking distance to the centre of the village,  
 beach and golf course.**

**Gas centrally heated, upvc double glazed (installed 2022)  
 Communal garden, garage and parking.**

This well presented mid terrace townhouse is situated on a small exclusive residential estate, on the flat and within a short walking distance to the golf club, beach and village centre. Comprising entrance hallway, bathroom which was refurbished in 2019, 3 bedrooms and en-suite shower on the ground floor and open plan lounge/diner and kitchen on the 1<sup>st</sup> floor with balcony overlooking the golf course at the rear. With single garage, parking, private patio at the rear and access to communal garden. Upvc double glazed (installed in 2022) and gas centrally heated. This property has previously been a successful holiday let.

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.

The property comprises composite part glazed door to;

**ENTRANCE HALL**

LVP floor, built in cupboards.

**UTILITY CUPBOARD**

Plumbed and vented for washing machine and tumble drier.

**BATHROOM**

Window to front, tiled walls, LVP floor, wash basin, w c, bath with electric shower and curtain over.

**KINGSIZE BEDROOM**

11'9 x 10'4

Built in double wardrobe, open to;

**DRESSING AREA**

8' x 5'6

Sliding door to rear patio.

**EN-SUITE**

Window to rear, corner shower cubicle with electric shower, fully tiled walls, wash basin, w c, vinyl floor.

**BEDROOM 2**

10'9 x 8'8

Window to front, built-in double wardrobe.

**BEDROOM 3**

8'9 x 6'

Open to;

**REAR LOBBY**

5'7 x 4'6

Glazed door to rear.

Off entrance hallway stairs to;

**LOUNGE**

17'6 x 12'3

Window and sliding door to rear with views over the golf course.

**DINING AREA**

11'5 x 9'

Window to front.

**KITCHEN**

11'4 x 7'9

Window to front, cream gloss units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, slide in electric oven with gas hob, part tiled walls, integral fridge/freezer, walk in store cupboard housing Gloworm boiler and slatted shelving. Access to loft.

**SINGLE GARAGE**

Up and over door.

**OUTSIDE FRONT**

Communal tarmac parking, access to garage.

**OUTSIDE REAR**

Enclosed communal lawn area, private patio, communal clothes drying area behind garages.

**COUNCIL TAX RATING**

Band E.

**Agents note;**

**The property is leasehold 999 years from September 1977. £125 charge per quarter for communal grounds maintenance and insurance.**

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

**VIEWING'S** by appointment only with Welsh Property Services,

Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654

710 500. [Info@welshpropertyservices.com](mailto: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.



