

**TY PEN
ABERDOVEY
LL35 0NR**

Price £340,000 Freehold

Energy Efficiency Rating		Current	Potential
Overall Energy Efficiency Rating	A		
Walls	B		
Roofs	C		
Windows	D		
Heating	E		
Hot Water	F		
Lighting	G		
Services	G		

England & Wales



Detached 2-3 bedroom house

**Situated in a desirable location on the flat and within short walking distance to the village centre
Copious parking, detached garage and rear enclosed paved garden**

CHAIN FREE

In need of some modernisation.

This detached property is ideally situated a short walk to the centre of the village, beach and all amenities and a stones throw from the railway station and golf club. With private parking for several vehicles at the front, a large detached garage and enclosed rear paved garden with mature planting. The property comprises sun lounge entrance porch leading to a spacious hallway, dining area, large lounge, games room (bedroom 3) kitchen, 2 double bedrooms and shower room.. All the above are on the ground floor except for the games room. With upvc double glazed windows throughout and gas central heating. The property would benefit from refurbishing and perhaps reconfiguring to maximise the space.

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 glazed door to;

SUN ROOM

Full length windows on 3 elevations, tiled floor, poly carbonate roof.

HALLWAY 2.78 x 2.74
Timber flooring. Access to ;

WALK IN STORAGE ROOM 2.80 x 2.01
Window to side, consumer unit and meter located here.

DINING ROOM 3.84 x 2.82
Window to front, timber flooring.

LOUNGE 6.96 x 4.22
Window to front and rear, timber flooring, wood fire surround with gas flame effect fire, open staircase to;

GAMES ROOM 4.86 x 4.06
Window to front and side with partial distant estuary view, under eaves storage.

KITCHEN 3.76 x 3.18
Window to rear, pine base and wall units, laminate work top, composite sink and drainer, range style dual fuel oven, plumbed for washing machine and dishwasher, part tiled walls, vinyl floor.

Off entrance hall, door to;

REAR HALL
Built in cupboard housing Worcester boiler and slatted shelving, access to insulated loft with pull down ladder and light, glazed door to side.

BEDROOM 1 3.92 x 3.91
Window to rear.

BEDROOM 2 3.99 x 3.86
Window to side.

SHOWER ROOM 2.04 x 1.80
Window to side, tiled floor and walls, w c, wash basin, shower cubicle.

SEPARATE W C
Window to side, w c, tiled floor and walls.

OUTSIDE FRONT
Tarmac parking for several vehicles, gated access either side to rear.

DETACHED GARAGE 5.29 x 3.74
Electric door, 2 wood windows and door to side, power, lighting and tap and water meter.

OUTSIDE REAR
Paved patio areas x 2, tap, lighting, mature shrubs, gated access to front.

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

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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.

Ty Pen Aberdovey, Gwynedd, LL35 0NR

Approximate Gross Internal Area
128.8 sq m / 1392 sq ft



Ground Floor
119.4 sq m / 1285 sq ft

First Floor
29.2 sq m / 314 sq ft

For information purposes only
may vary in an appropriate circumstance





