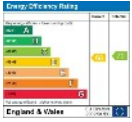


**SNOWDON  
16 CHURCH STREET  
ABERDOVEY  
LL35 0ES**

**PRICE £345,000 FREEHOLD**



**3 Bedroom cottage of character situated close to the village with partial estuary views from the front rooms and elevated paved garden plus rear yard.**

This delightful three bedroom cottage of immense charm and character enjoys good location close to the village centre, harbour and beach. Retaining many character features, the property comprises open plan lounge / diner through to galley kitchen on the ground floor, double and single bedroom and bathroom on the 1<sup>st</sup> floor and a further double bedroom on the top floor. Roadside location at the front and with the benefit of a rear yard and an elevated paved garden area with partial estuary views. The property is gas centrally heated with upvc windows and doors.

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 door to:

### **LOBBY**

Slate floor, alcove with coat hooks, half glazed timber door to:

### **OPEN PLAN LIVING ROOM** 6.70 x 3.96

Window to front and rear, cast iron ornamental fireplace and slate hearth, built-in cupboards housing the gas and electric meters, slate floor - partly carpeted, under stairs cupboard, open to:

### **KITCHEN** 2.74 x 1.85

Door and window to side yard and access to utility cupboard, velux window, cream Shaker style cupboards, wood block work top, ceramic sink and drainer, eye level oven and microwave, gas hob with extractor over, timber floor, partly tiled walls.

Stairs from the living area to:

### **FIRST FLOOR LANDING**

Window to rear, under stairs cupboard, stairs to second floor.

### **BATHROOM** 2.56 x 2.13

Window to rear, vanity was basin and w c, shower cubicle, corner bath, tiled walls, vinyl floor, heated towel rail.

### **BEDROOM 1** 3.65 x 2.43

Not including built in wardrobes with hanging rail and shelves plus two storage cupboards over, window to front with partial views of the estuary, panelled wood headboard.

### **BEDROOM 2** 2.74 x 2.43

Window to front with partial estuary views.

Stairs from first floor landing to second floor landing.

### **BEDROOM 3** 4.26 x 3.04

not including several recessed areas, window to front with views over the estuary,

### **REAR**

Cobbled yard, utility cupboard plumbed for washing machine, Worcester combi boiler housed here, central heating controls.

Paved steps (which 17 Church Street has right of access) lead to a rear paved garden, this garden is shared on the top level with number 17.

### **ASSESSMENTS** Band E

**TENURE** The property is Freehold.

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

**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.

### **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.



