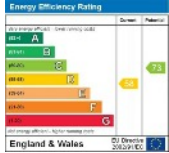


**FLAT 7 BRYNTEGWEL  
ABERDOVEY  
LL35 0NH**

**PRICE £165,000**



**2 bedroom top floor apartment  
Communal grounds extending to approximately 2 acres  
Leasehold with a share of the freehold.  
Stunning village and estuary views**

Flat 7 is just one of seven apartments in this magnificent country house of immense charm and character which is set in gardens extending to approximately two acres. With stunning estuary/village and garden views. With 2 double bedrooms, refurbished bathroom, estuary facing lounge, galley kitchen and large utility storage cupboard. Each apartment has full use of the communal gardens and ample private off road car parking. The apartments cannot be holiday let. Flat 7 has double glazed windows and electric heating. Currently registered as 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 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 variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

The accommodation comprises communal hallway to 2 apartments only. Timber panelled fire door to -

#### **HALLWAY**

Storage heater, loft access, consumer unit, broadband access point, walk in utility cupboard plumbed for washing machine.

#### **LOUNGE**

4.00 x 3.74 not inc dormer.

Window to front with estuary and village views, wall mounted heater, tv aerial point.

#### **GALLEY KITCHEN**

2.38 x 2.09

Velux window to front with estuary and village views, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for slim-line dishwasher, space for slide in cooker and fridge, part tiled walls, wall mounted heater, vinyl tiled floor.

#### **BEDROOM 1**

3.93 x 3.63

Window to side, under eaves access, wall mounted heater.

#### **BEDROOM 2**

4.00 x 3.43 not inc dormer.

Window to front, 2 x wall mounted heaters.

#### **BATHROOM**

2.42 x 2.28

Velux to rear, bath with shower head handset, tiled shower cubicle with electric shower wash basin, w c, electric towel rail, under floor heating, part tiled walls, tiled floor, walk in cupboard housing hot water cylinder and slatted shelving.

#### **COMMUNAL GROUNDS AND PARKING**

With over two acres of gardens, large lawn areas with established trees, shrubs and flower borders, communal seating area with bbq stand and storage shed for all residents use. There is a pedestrian right of way down to the village for apartment owners only. Views of the estuary, communal car parking and hose pipe for washing cars and boats etc.

#### **TENURE**

Leasehold - 999 years from 2009. The owners have formed their own management company and hold the freeholds of the apartments. Each owner is a shareholder. The management company organise the maintenance of the communal areas. The charges are in the region of £3,200 per annum per apartment payable quarterly. This is inclusive of sewage/ water charge, insurance (not contents), gardening and maintenance. The owners have several meetings per year to decide what is going to be spent on the property in the forthcoming year.

The electricity supply has recently been upgraded to cater for the higher demands of heating and appliances for the building. There is a shared meter cupboard and each flat has a separate metered supply.

**Agents note** This property cannot be holiday let.

#### **ASSESSMENTS**

Band C

#### **SERVICES**

Mains water, electricity and main drainage are connected.

**WHAT3WORDS:** trousers.stylists.civil.

**VIEWING STRICTLY BY APPOINTMENT** with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710 500 or email: [info@welshpropertyservices.com](mailto: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.



