

**18 PENHELIG ROAD
ABERDOVEY
LL35 0PT**

Price £190,000 freehold



**1 Bedroom mid terrace cottage of character
With elevated decking
Estuary views**

This charming cottage of character is situated close to the edge of the village in an elevated roadside position. Comprising lounge/diner and separate L shaped kitchen on the ground floor and a generous bedroom and shower room on the 1st floor. With elevated rear garden with shared access and elevated decked terrace. Upvc double glazed with electric storage heating. The cottage is 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 Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club 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 property comprises 6 slate steps up to the composite front door to:

ENTRANCE LOBBY

Electric consumer unit and meter located here. Door to:

LOUNGE 3.67 x 3.45

Window to front with estuary views, beamed ceiling, built in recessed cupboard, electric wood effect fire on slate hearth, under stairs cupboard housing pressurized hot water cylinder, storage heater.

L SHAPED KITCHEN 2.51 x 1.73 plus sink area. Window to rear, half glazed door to side, base and wall units, built in oven, ceramic hob, stainless steel sink and drainer, space for under counter mini fridge, vinyl floor, storage heater, beamed ceiling. Open stairs to:

1ST FLOOR LANDING

Access to loft.

L SHAPED BEDROOM 3.63 x 3.54

Window to front with estuary views, built in wardrobe, storage heater.

SHOWER ROOM 2.05 x 1.65

Window to rear, wash basin, w c, tiled shower cubicle with electric shower, extractor, vinyl floor, heated towel rail.

OUTSIDE REAR

Timber steps to shared access to elevated garden area, decked terrace with estuary views.

ASSESSMENTS Band E

TENURE Freehold.

SERVICES Mains water, electricity and main drainage are connected.

WHAT3WORDS:converged.trials.laminate

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Telephone; 01654 710 500 or email: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."

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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.

FLOORPLAN





