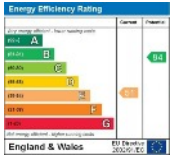


**MAGLONA
6 NEW STREET
ABERDOVEY
LL35 0EH**

£245,000 freehold.



**3 bedroom Grade 2 listed townhouse
Immaculately presented
Central village location
Internally redecorated throughout (2026)**

Immaculately presented grade 2 listed mid terrace townhouse situated in the heart of the village and a short walk to the beach. Comprising open plan living area with well fitted kitchen and useful walk in storage cupboard on the ground floor, double bedroom on the 1st floor along with a cloakroom, 2 double bedrooms and well appointed shower room on the 2nd floor. The property was partially re roofed in 2023. The gas fire was replaced in 2022 and the boiler installed in 2023. The loft is fully boarded with pull down ladder. Currently registered as a 2nd home.

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 panelled wood door to;

OPEN PLAN LIVING AREA 5.04 x 4.73 inc walk-in cupboard. 2 sash windows to front, slate flagstone floor, well fitted kitchen with granite work top, Belfast sink, integrated dishwasher and larder fridge/freezer, built-in double oven and induction hob, part tiled walls, telephone point, fireplace with gas flame effect fire (installed in 2022), built-in cupboard housing electric and gas meter plus consumer unit, walk in utility storage cupboard plumbed for washing machine. Open staircase to 1st floor landing with door to rear and access to Church Street.

CLOAKROOM 1.44 x 1.04
Vinyl flooring, vanity wash basin and w c, built-in cupboard housing Potterton combi boiler (installed 2023).

BEDROOM 1 5.02 x 3.21
2 sash windows to front, cast iron fireplace (not in use), built-in cupboard with shelving over.

Stairs to;

2ND FLOOR LANDING
2 windows to rear, access to fully boarded loft with pull down ladder.

SHOWER ROOM 1.73 x 1.04
Part tiled walls, tiled floor, vanity wash basin and w c, large shower cubicle with glass screen, extractor light, heated chrome towel rail.

BEDROOM 2 3.93 x 2.58
Sash window to front, t v point, built-in double wardrobe, cast iron fireplace (not in use), recessed shelving.

BEDROOM 3 2.97 x 2.32
Sash window to front.

ASSESSMENTS Band D

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.

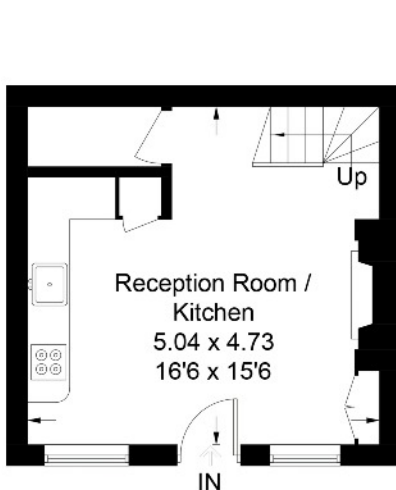
LASER TAPE CLAUSE
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



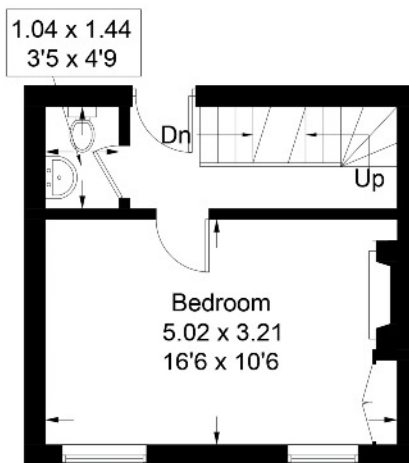


Maglona 6 New Street, Aberdovey, Gwynedd, LL35 0EH

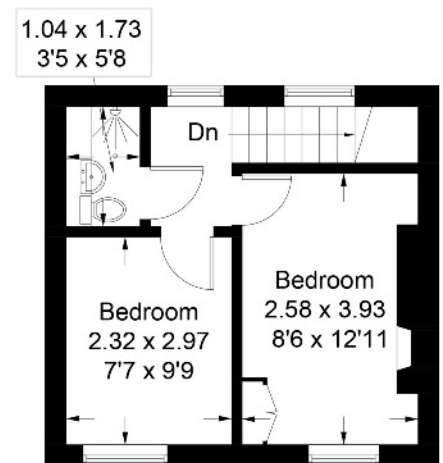
Approximate Gross Internal Area
72.2 sq m / 776 sq ft



Ground Floor
24.1 sq m / 259 sq ft



First Floor
24.1 sq m / 259 sq ft



Second Floor
24.0 sq m / 258 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

