Welsh Property Services
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TY TWT
4 PROSPECT PLACE
ABERDOVEY
LL35 0EY

Price £215,000 Freehold

Spacious well presented 2 bedroom end terrace cottage
Situated just off the centre of the village
Gas central heating - upvc double glazing - under floor heating in living area
Separate utility.

This well presented spacious 2 bedroom end terrace cottage is situated in the centre of the village within easy walking distance of the beach and all amenities. Comprising open plan lounge kitchen / diner on the ground floor plus separate utility. Double bedroom and shower room on the 1st floor and a further double bedroom on the floor above. A roadside location on a no through road with space for a bench and storage cupboard for bins. This cottage is registered as C3 principal residence.

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.

Gas centrally heated with wet system under floor heating in the living area, upvc double glazing throughout the property. Upvc stable door to:

OPEN PLAN LIVING AREA AND KITCHEN 5.86 x 3.15
Sash window to front, slate tiled flooring, built in cupboards housing gas / electric meter and consumer unit, recessed shelving.

KITCHEN AREA
Window to rear, base units, laminate work top, gas hob, built in oven, integral freezer, space for under counter fridge, stainless steel sink and drainer, part tiled walls, door to:

UTILITY 1.84 x 1.75
Window to side, laminate work top, Baxi combi boiler located here, plumbing for washing machine and slim line dishwasher, space for tumble drier, slate tiled floor, extractor, plumbing in situ for toilet. All white goods are available for separate negotiation.

Off living area stairs to:

1ST FLOOR LANDING
Built in cupboard, fire escape window to rear.

BEDROOM 1 3.28 x 2.84
Sash window to front, built in cupboard with shelving, built in wardrobe, original cast iron fireplace.

SHOWER ROOM 2.21 x 1.62
Window to rear, tiled floor, panelled corner shower cubicle, vanity wash basin, w c, heated towel rail, extractor.

Off 1st floor landing door to hidden staircase to:

BEDROOM 2 3.29 x 3.13 not inc under eaves.
Velux to front.

OUTSIDE FRONT
Space for bench, bin storage cupboard.

ASSESSMENTS Band C

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

WHAT3WORDS: mirroring.anchovies.kingpin

Agents note: White goods available for separate negotiation

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

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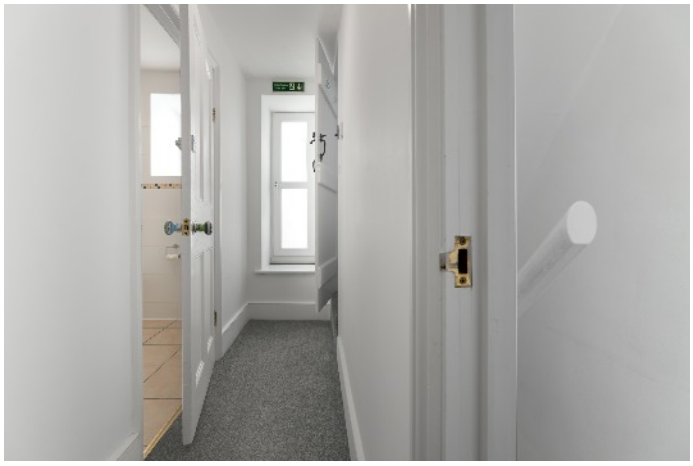
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