

**MAY HOUSE
7 PENHELYG TERRACE
ABERDOVEY
LL35 0PS
£710,000 Freehold**



6 bedroom mid terrace townhouse
Situated in a desirable location on the seafront and stunning uninterrupted estuary views
Front garden plus parking and private terrace overlooking the estuary
Gas centrally heated with upvc double glazing
Would benefit from some modernisation.

This 6 bedroom townhouse is situated on the exclusive Penhelyg terrace, with private parking, patio and enclosed private terrace overlooking the estuary plus small rear yard. Comprising 2 ground floor reception rooms and galley kitchen, 3 bedrooms and bathroom on the 1st floor and a further 3 bedrooms on the top floor. With stunning uninterrupted estuary views from all front facing windows, this property would benefit from modernisation.

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 the accommodation comprises panelled door to;

LOBBY

Tiled floor, half glazed upvc door to:

HALLWAY

Original coving, under stairs cupboard.

LOUNGE

4.00 x 3.65 not inc bay.

Bay window to front, brick fireplace with gas flame effect fire, coving, picture rail.

DINING ROOM

3.65 x 3.65

Sash window to rear, tiled fireplace with gas flame effect fire.

KITCHEN

3.21 x 2.73

Window and half glazed door to side, base and wall units, stainless steel sink and drainer, tiled floor, part tiled walls.

Off entrance hallway stairs to first floor half landing.

BATHROOM

2.72 x 2.53

Window to rear, bath, wash basin, tiled shower cubicle, built in cupboard housing Worcester boiler, tiled walls, panelled ceiling, extractor.

SEPARATE W C

Window to side, w c.

2 steps to 1st floor landing;

BEDROOM 1

4.19 x 3.69

Window to front.

BEDROOM 2

3.83 x 3.68

Window to rear, wash basin.

BEDROOM 3

4.06 x 1.81

Window to front.

Stairs to 2nd floor landing

BEDROOM 4

3.56 x 2.77

Window to front, original cast iron fireplace.

BEDROOM 5

3.53 x 2.77

Skylight to rear, original cast iron fireplace.

BEDROOM 6

3.31 x 2.76

Window to front, access to loft.

UNDER EAVES STORAGE

2.72 x 1.94

OUTSIDE REAR

Enclosed yard with gated access to rear pedestrian path, storage shed, w c. Beyond the pedestrian path the bank directly behind each property on Penhelig Terrace belongs to each individual household.

OUTSIDE FRONT

Enclosed with gated access, laid to lawn, mature shrubs, paved patio area. Tramac parking for 2 vehicles. Over the vehicular private lane to a private enclosed terrace overlooking the estuary.

TENURE

The property is Freehold.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Band F

WHAT3WORDS:

puncture.peroxide.diets

VIEWING

By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

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



