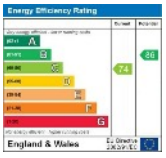
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com

2 ARDUDWY VILLAS
ABERDOVEY
LL35 0RY

Price £320,000
Share of the freehold





Well presented 3 Bedroom - 2 bathroom mid terrace townhouse
Situated on the flat and within easy walking distance to the centre of the village, beach and golf course.
Gas centrally heated, upvc double glazed (installed 2022)
Communal garden, garage and parking.
Holiday let through Cottages.com

This well presented mid terrace townhouse is situated on a small exclusive residential estate, on the flat and within a short walking distance to the golf club, beach and village centre. Comprising entrance hallway, bathroom which was refurbished in 2019, 3 bedrooms and en-suite shower on the ground floor and open plan lounge/diner and kitchen on the 1st floor with balcony overlooking the golf course at the rear. With single garage, parking, private patio at the rear and access to communal garden. Upvc double glazed (installed in 2022) and gas centrally heated. Currently let through cottages.com

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 composite part glazed door to;

ENTRANCE HALL
LVP floor, built in cupboards.

UTILITY CUPBOARD
Plumbed and vented for washing machine and tumble drier.

BATHROOM
Window to front, tiled walls, LVP floor, wash basin, w c, bath with electric shower and curtain over.

KINGSIZE BEDROOM 11`9 x 10`4
Built in double wardrobe, open to;
DRESSING AREA 8` x 5`6
Sliding door to rear patio.

EN-SUITE
Window to rear, corner shower cubicle with electric shower, fully tiled walls, wash basin, w c, vinyl floor.

BEDROOM 2 10`9 x 8`8
Window to front, built-in double wardrobe.

BEDROOM 3 8`9 x 6`
Open to;
REAR LOBBY 5`7 x 4`6
Glazed door to rear.

Off entrance hallway stairs to;

LOUNGE 17`6 x 12`3
Window and sliding door to rear with views over the golf course.

DINING AREA 11`5 x 9`
Window to front.

KITCHEN 11`4 x 7`9
Window to front, cream gloss units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, slide in electric oven with gas hob, part tiled walls, integral fridge/freezer, walk in store cupboard housing Glo worm boiler and slatted shelving. Access to loft.

SINGLE GARAGE
Up and over door.

OUTSIDE FRONT
Communal tarmac parking, access to garage.

OUTSIDE REAR
Enclosed communal lawn area, private patio, communal clothes drying area behind garages.

COUNCIL TAX RATING Band E.

Agents note;
The property is leasehold 999 years from September 1977 with a share of the freehold. £125 charge per quarter for communal grounds maintenance and insurance. You would become a director of the management company with a joint share, they meet annually.

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

WHAT3WORDS: dynamic.spoke.eclipses

VIEWING'S 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.































