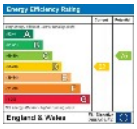
Welsh Property Services
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MAY HOUSE
7 PENHELYG TERRACE
ABERDOVEY
LL35 0PS

£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 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, original Minton tiles under carpet.

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
Box room.

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. Tarmac 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
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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.

