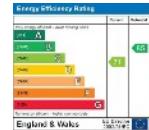


**FLAT 2, COMPTON HOUSE  
 GLANDOVEY TERRACE  
 ABERDOVEY**

**£165,000 LEASEHOLD**



**1 bedroom 2nd floor sea front apartment  
 Well presented  
 Fully furnished  
 Currently a successful holiday let**

This well presented 2nd floor sea front apartment is conveniently located opposite the beach and yacht club. With communal entrance to 3 apartments in total the property comprises; entrance hallway leading to double bedroom, shower room and open plan lounge/kitchen/diner with uninterrupted beach and estuary views from the bay window. With electric heating, upvc double glazing (fitted in 2023) and being sold fully furnished. The front elevation was re rendered in 2023. Currently a successful holiday let through aberdoveycottages.co.uk

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 variety of shops, cinema, leisure centre primary and high schools cottage hospital and promenade.

The property comprises entrance via a shared door to all 3 apartments off Glandovey Terrace, then up a covered outside staircase to:

Panelled wood door to;

### HALLWAY

Wall mounted heater, built-in cupboard housing hot water heater, and consumer unit.

### BEDROOM

10'1 x 9'4

Window to rear, wall mounted heater.

### SHOWER ROOM

7'1 x 5'2

Vanity wash basin and w c, large walk in cubicle with electric shower and glass screen, electric towel rail, tiled floor, part tiled walls, led feature lights, extractor.

### LOUNGE/ KITCHEN/DINER

17'6 x 14'5

Bay window to front with uninterrupted beach and estuary views, contemporary kitchen units, laminate work top, integral fridge and microwave, built in oven, ceramic hob, part tiled walls, tiled floor to kitchen area only, wall mounted heater.

### TENURE

The property is Leasehold 999 years (986 remaining in 2024)

**Agents note: All contents included in the sale? OR separate negotiation?**

### SERVICES

Mains water, electricity and main drainage are connected.

### 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 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.

