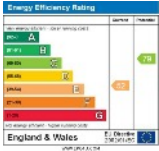


**THE OLD COACH HOUSE  
BALKAN HILL  
ABERDOVEY  
LL35 0NH**

**Price £595,000 Freehold**



**3 bedroom 3 bathroom detached upside down house  
Exclusive residential location  
Situated in an elevated position with stunning estuary views  
Garden, patio and parking**

This well presented detached house is situated in an elevated position on the exclusive Balkan Hill and within walking distance to the village. With stunning estuary views the property comprises open plan lounge / diner and kitchen on the 1<sup>st</sup> floor. With 3 double en-suite bedrooms plus utility on the ground floor. With gated entrance to tarmac parking for several vehicles leading to a paved and terraced garden with mature planting and storage shed. With upvc double glazing, gas central heating and currently registered as a second home.

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.

The accommodation comprises part glazed timber door to:

#### **ENTRANCE HALLWAY**

Under stairs cupboard, consumer unit located here.

#### **UTILITY ROOM** 2.45 x 2.07

Window to rear, base and wall units, laminate work top, stainless steel sink, plumbing for washing machine, space for tumble drier, 2 built in cupboards, tiled floor.

#### **BEDROOM 1** 4.25 x 3.70 not inc bay

French doors and glazed side panels to rear with estuary and garden views, built in wardrobe, door to:

#### **ENSUITE SHOWER** 2.28 x 1.80

Window to side, wash basin, w c, large shower cubicle, tiled walls, vinyl floor, extractor.

#### **BEDROOM 2** 3.19 x 2.96

Window to side, built in cupboard, door to:

#### **ENSUITE SHOWER** 3.00 x 1.23

Window to side, w c, wash basin, large shower cubicle, extractor, fully tiled walls, vinyl floor.

#### **BEDROOM 3** 3.03 x 3.00

2 windows to side, built in cupboard, door to:

#### **ENSUITE SHOWER** 2.07 x 1.96

W c, wash basin, tiled shower cubicle with electric shower and extractor, tiled floor, part tiled walls.

Off entrance hall stairs to:

#### **OPEN PLAN LOUNGE DINER** 7.82 x 4.87 not inc bay

Bay window to rear with estuary and garden views plus glazed side panels, 2 windows to side, door to:

#### **KITCHEN** 4.78 x 3.43

Window to front and side, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, ceramic hob, integral fridge, integral slim line dishwasher, tiled floor, part tiled walls, Worcester combi boiler located here.

#### **OUTSIDE**

Gated access to tarmac parking for several vehicles, paved patio, terraced garden with mature planting, small storage shed, outside light; tap and power point.

#### **WHAT3WORDS: equipment.glassed.rocked**

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX** Band E

**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."

#### **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.





