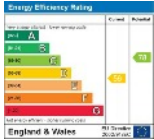


**APARTMENT 4
THE OLD STABLES
PLAS PANTEIDAL
ABERDOVEY
LL35 0RF
£310,000 Leasehold**



**Immaculately presented 2 bedroom refurbished luxury apartment
Situated just 2.5 miles from Aberdovey in the Snowdonia National Park
With stunning uninterrupted estuary views
Under floor heating, double glazed aluminium coated windows
Large fully enclosed decked terrace
Currently a successful holiday let**

Situated on the hillside just outside the village of Aberdovey, this very private, secluded location is home to six only luxury apartments. Accessed via 6' electric gates to a large tarmac parking area with designated spaces. Immaculately presented and maintained, apartment 4 has a large, enclosed, south facing terrace with stunning uninterrupted views overlooking the estuary and hills of Cardigan in the distance. Originally converted in 2008, fully refurbished in 2019 and comprising contemporary open plan living/dining and kitchen, 2 double bedrooms one with en-suite shower plus a separate shower room. With LVT flooring throughout, luxury fixtures and fittings, zoned under floor heating and aluminium coated double glazed windows and doors. The well maintained communal grounds are landscaped and tropically planted.

Currently run as a successful holiday let through Travel Chapter With a C6 classification (short term holiday let) and easily achieving the 182 days required for rates exemption and can be lived in residentially.

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 providing easy access with the West Midlands within 2 hours travelling distance. Just over three miles away you have the coastal resort of Tywyn with the famous Tal y Llyn Railway plus a variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

The apartment comprises fully glazed door to;

ENTRANCE HALL

Built-in cupboard housing the pressurized hot water tank.

LOUNGE/DINER/KITCHEN 6.25 x 5.40

French doors to side, picture window to front plus a further 3 windows on 3 elevations, this room is flooded with light, vaulted ceiling, contemporary kitchen units, laminate work top, stainless steel sink and drainer, integral washer/drier; slim line dishwasher and under counter fridge and freezer, built in double oven and grill, induction hob with extractor over.

Off entrance hall to;

BEDROOM 1 4.01 x 3.71

Windows on 3 elevations, built in triple wardrobe.

SHOWER ROOM 2.09 x 1.46

Window to side, walk in shower with waterfall and shower head handset, vanity wash basin, w c, LED mirror, heated towel rail, tiled walls and floor, extractor.

Off living area;

BEDROOM 2 3.31 x 2.49

Window to front with stunning estuary views, fitted wardrobe and drawer unit.

EN-SUITE SHOWER 2.49 x 1.52

Window to rear, corner shower cubicle with waterfall and shower head handset, vanity wash basin, w c, heated towel rail, extractor, tiled floor, part tiled walls, LED mirror.

OUTSIDE FRONT

Electric gated entrance with pedestrian side gate to tarmac designated parking, steps down to a communal garden area maturely planted with tropical plants and trees, galvanised steps to this apartment only.

PRIVATE TERRACE

Decked terrace overlooking the estuary with room for many loungers and garden furniture.

TENURE

The property is leasehold (999 years from 1st Jan 2009). A management company has been formed (The Stables (Panteidal) Management Company), each owner is a shareholder in the Limited Company.

OUTGOINGS Insurance, maintenance, communal lighting, garden maintenance, bore hole (private water) around £1,050 per annum. Plus separate sewerage charge £185.

ASSESSMENTS RV £3250 - Nil paid currently due to small business rates relief.

SERVICES

Private water, sewerage and drainage, electricity is connected.

AGENTS NOTE:

Contents available for separate negotiation apart from personal items and pictures.

WHAT3WORDS:purchaser.plodding.interrupt

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

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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.



