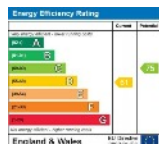


**5 GIBRALTAR TERRACE
ABERDOVEY
LL35 0ET**

Price £297,500 Freehold



**Spacious 2 bedroom end terrace cottage
Situated just off the centre of the village in an elevated position with village and estuary views
Gas central heating - double glazing
Paved terraced garden - shed and storage cupboards.**

This well presented spacious 2 bedroom end terrace cottage is situated just off the centre of the village in an elevated position, within easy walking distance of the beach and all amenities. Comprising lounge/diner, galley kitchen and garden room on the ground floor and 2 bedrooms, shower room and utility cupboard on the 1st floor. With picturesque views over the village to the estuary in the distance from all front facing rooms plus the benefit of a low maintenance paved terraced garden with storage sheds and outside w c. This cottage is registered as C3 principal residence.

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 with double glazed windows and doors, the cottage comprises French doors to:

LOUNGE 4.13 x 2.63

Glazed door to front, slate tiled floor, built in cupboard housing electric meter and consumer unit, beamed ceiling, original cast iron fireplace in working order, open to:

DINING AREA 3.30 x 3.15

Window to rear, slate floor, beamed ceiling, under stairs cupboards, super fast broadband point, door to:

GALLEY KITCHEN 2.67 x 1.86

Window and glazed door to side, Corian work top and sink, base and wall units, gas hob, built in oven, part tiled walls, tiled floor, beamed ceiling.

Off dining area stairs to:

GARDEN ROOM 4.36 x 3.72

Window to side, sliding doors to front, slate floor, consumer unit.

Off lounge, stairs to:

1ST FLOOR LANDING

Built in cupboard, access to part boarded loft with pull down ladder.

BEDROOM 1 4.14 x 3.46

Window to front, built in recessed cupboard.

BEDROOM 2 2.72 x 2.65

Window to rear.

SHOWER ROOM 2.66 x 2.52

Window to side, wash basin, w c, tiled shower cubicle, built in cupboard housing Viessmann boiler (installed in 2023), extractor, vinyl floor, door to:

UTILITY CUPBOARD

Skylight to side, plumbing for washing machine, vinyl floor.

OUTSIDE

Storage cupboard beneath the cottage and slate terrace with rooms for bins, shared slate steps to slate paved terrace leading to a side and rear garden area paved and decked with mature shrubs, vegetable bed and shed, small lawn, storage cupboard, slate steps down to external toilet and access to kitchen door.

ASSESSMENTS Band D

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

WHAT3WORDS: songbird.butter.hoaxes

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

