



Mynydd Isaf, Aberdovey, LL35 0PH

Guide Price £225,000

Looking to escape the hustle and bustle of City life?

Welcome to 22 Mynydd Isaf a delightful bungalow offering modern, bright and well-proportioned accommodation which is enhanced by central heating and double glazing.

Overlooking the harbour village of Aberdovey the property enjoys an elevated position with partial harbour views to the fore whilst also enjoying a private low maintenance rear garden with uninterrupted views across open countryside.

22 Mynydd Isaf has the added benefit of a rear garage (part of a block of 3) with an additional shale area which providing parking facilities.

Location: The property is approached via the “square” in Copperhill Street by following the road up under the railway bridge taking a righthand turn into Mynydd Isaf.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band D and is payable to Gwynedd County Council.

Services Connected: Electric, Gas, Water and Mains Sewerage

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via streetly@paulcarrestateagents.co.uk



Accommodation Comprises

Porch	1.22m (4') x 1.18m (3'10")
Living Room	4.90m (16'1") x 4.72m (15'6")
Kitchen	3.70m (12'2") x 2.41m (7'11")
Bedroom 1	3.79m (12'5") x 3.36m (11')
Bedroom 2	3.36m (11') x 3.31m (10'10")
Bathroom	7' 11" x 6' 9" (2.42m x 2.06m)
Detached Garage and Off-Road Parking	
Landscaped Views	

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 12th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

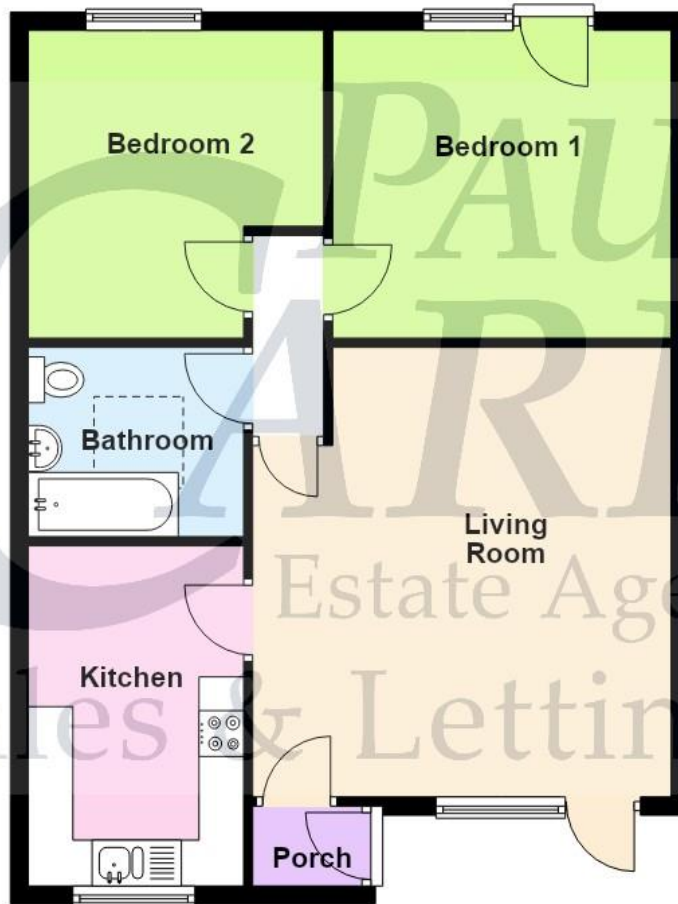




Floor Plan

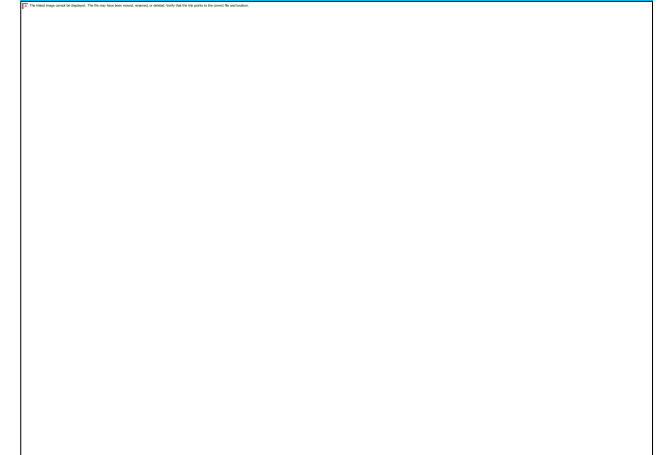
This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating



Map Location

