

**7 PENHELIG ROAD  
ABERDOVEY  
LL35 0PT**

**OIEO £300,000 freehold**



**Immaculately presented 2 bedroom cottage  
With stunning estuary views  
Front terrace and elevated garden area  
Gas centrally heated with upvc double glazing**

This charming cottage of character is situated close to the edge of the village in an elevated roadside position. Built in 1844 and retaining and owned by the same family for almost 30 years and lovingly restored over that time. Comprising lounge open to a well fitted kitchen/diner on the ground floor and 2 bedrooms and shower room on the 1<sup>st</sup> floor. The front terrace has room for a bistro table and chairs to enjoy the stunning estuary views. The elevated rear garden area is accessed at the end of the row via communal slate steps - all 6 cottages in the row share this access. Gas centrally heated with upvc double glazing. The cottage is 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. 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 slate steps up to the glazed front door.

**LOUNGE** 3.21 x 3.10

French doors to front with uninterrupted estuary views, beamed ceiling, built in recessed cupboard housing gas and electric meter and consumer unit, timber and marble fireplace with gas flame effect fire, oak floor, open to;

**KITCHEN / DINER** 2.94 x 2.44

Contemporary white units, laminate work top, ceramic sink and drainer, integral slim line dishwasher and fridge, built in oven, gas hob with extractor over and glass splash back, utility cupboard plumbed for washing machine, built in cupboard housing Viessmann boiler and storage with access point to rear, oak flooring, stairs to;

**1ST FLOOR LANDING**

Access to partly boarded loft with pull down ladder and light, built in cupboard housing hot water cylinder.

**BEDROOM 1** 3.22 x 3.05

Bay window to front with estuary views, built in cupboard with hanging rail.

**BEDROOM 2** 4.59 x 1.85

Window to rear and skylight.

**SHOWER ROOM** 2.22 x 1.67

Window to rear and skylight, wash basin with led mirror over, w c, corner shower cubicle with electric shower, tiled floor and walls, heated towel rail.

**OUTSIDE FRONT**

Slate paved terrace with room for bistro table and chairs.

**OUTSIDE REAR**

All the cottages in the row have access via Rock Bottom cottage steps to their garden areas offering scope to landscape and create a space to enjoy the view.

**ASSESSMENTS** Band D

**TENURE** Freehold.

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

**WHAT3WORDS:** towels.proclaims. audible

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

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

floorplan



