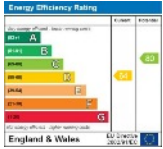


**TY ANCOR  
10 CHURCH STREET  
ABERDOVEY  
LL35 0ES**

**Price £220,000 Freehold**



**2 bedroom end terrace cottage  
Situated just off the centre of the village  
Small front and rear terrace**

This well presented 2 bedroom end terrace cottage is situated in the centre of the village within easy walking distance of the beach and all amenities. Comprising open plan lounge kitchen / diner on the ground floor with 2 bedrooms, bathroom and utility cupboard on the 1<sup>st</sup> floor. A roadside location with small front and rear terrace with room for bistro table and chairs. This cottage is registered as a second home (C5).

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 ( boiler fitted January 2025) with part upvc double glazing the property comprises newly fitted traditional timber stable door to:

#### **OPEN PLAN LIVING AREA** 5.90 x 3.65

Upvc sash window to front upvs part glazed door and timber window to rear, built in recessed cupboard housing consumer unit, original fireplace with bread oven and slate hearth (not in use), beamed ceiling, slate flagstone floor to living area, tiled floor to kitchen, under stairs cupboard, base units installed 2023 and wall units, laminate work top, composite sink and drainer, space for oven and under counter fridge, part tiled walls.

Off living area stairs to:

#### **1ST FLOOR LANDING**

Access to loft, Worcester combi boiler located here- installed in January 2025.

#### **UTILITY CUPBOARD**

Upvc window to rear, part tiled walls, plumbed for washing machine.

#### **BEDROOM 1** 3.99 x 2.27

Upvc sash window to front, built in cupboard with shelving.

#### **BEDROOM 2** 2.37 x 1.92 into recess.

Upvc window to rear.

#### **BATHROOM** 1.97 x 1.49

W c, wash basin, bath with shower over and glass screen, extractor, tiled walls and floor.

#### **OUTSIDE FRONT**

Original wrought iron gate to enclosed paved terrace with room for small table and chairs.

#### **OUTSIDE REAR**

Shared access from rear via slate steps(recently renewed) to elevated enclosed rear paved terrace with room for bistro table and chairs, access to rear of cottage. Neighbour has right of way.

Beneath the elevated terrace is a very useful storage shed and outside tap. Cladding to terrace and shed door recently renewed.

#### **ASSESSMENTS** Band D

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

#### **WHAT3WORDS:** skewing.input.having

#### **Most contents available for separate negotiation**

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

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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.

