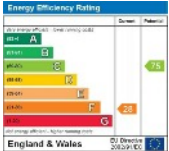


**BWTHYN TAID
7 NANTIESYN
ABERDOVEY
LL35 0NB**

Price £185,000 freehold



**2 Bedroom mid terrace cottage of character
With elevated rear patio terrace**

This charming cottage of character is located off the centre of the village in a quiet residential setting yet within easy distance of the beach and all amenities. Comprising lounge, separate kitchen diner on th 1st floor, double and single bedroom plus shower room on the 2nd floor. Outside rear a storage cupboard, shared slate steps to an elevated paved terrace with partial estuary views. Opposite the cottage is a council owned car park which is available all year round and a permit can be purchased to enable parking. Directly opposite in Nantiesyn itself there is also parking. The cottage is 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 half glazed wood stable door to:

LOUNGE 3.79 x 3.29
Original single glazed sash window to front, original built in cupboards, beamed ceiling, gas flame effect fire with pine surround on slate hearth, storage heater, glazed door to:

KITCHEN/DINER 3.27 x 3.09
Glazed door to rear, skylight, pine cupboards, laminate work top, stainless steel sink and drainer, plumbed for washing machine, gas hob, built in oven, part tiled walls, tiled floor, storage heater, beamed ceiling.

Off living area stairs to;

1ST FLOOR LANDING
Access to loft, storage heater.

BEDROOM 1 3.34 x 2.47
Original single glazed sash window to front, original cast iron fireplace.

BEDROOM 2 2.53 x 1.38
Original sash window to rear, built-in cupboard housing hot water cylinder and slatted shelving.

SHOWER ROOM 1.64 x 1.35
Wash basin, w c, tiled shower cubicle with electric shower, extractor.

OUTSIDE REAR
Storage cupboard, shared slate steps to elevated paved terrace with partial estuary views.

ASSESSMENTS Band C

TENURE Freehold.

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

WHAT3WORDS:tributes.bribing.lamppost

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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