



Welsh Property Services

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**33 TERRACE ROAD
ABERDOVEY
LL35 0LU**

Price £299,950 freehold



**Immaculately presented and maintained extended 3 Bedroom mid terrace townhouse
Elevated rear patio and terraced garden with beautiful estuary and village views
2 bathrooms
Well fitted kitchen**

Company Registration Number: 10048640 (Wales)

J & J Property Services (Wales) Limited

VAT No: 236 0365 26

This immaculately presented and maintained townhouse is situated at the Penhelig end of the village opposite the halt station and within a short walking distance to the village centre and beach. Comprising small front terrace with room for a bistro table and chairs leading, lounge and kitchen/diner on the ground floor. With 2 bedrooms and bathroom on the 1st floor and the master bedroom with dressing room and en-suite shower on the top floor. This leads via a galvanised bridge, to a patio area and communal path takes you to the terraced garden with beautiful estuary and village views. Gas centrally heated with upvc double glazing and registered as a 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. 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 steps up to the fully enclosed front terrace and half glazed door to;

LOUNGE 4.62 x 3.60

Sash window to front, African slate floor, built in tv shelving with consumer unit located behind, under stairs cupboard, inset wood burner (Esse 301) with timber and slate surround (new liner installed 2023 and the chimney is annually swept). Door to;

KITCHEN/DINER 3.27 x 3.09

Glazed door and windows to rear, base and wall units, granite work top, Belfast sink, Worcester boiler located here, plumbing for washing machine and dishwasher, space for tumble drier and American style fridge, space for range style cooker (no appliances included) African slate floor.

Off living area stairs to 1st floor landing.

BEDROOM 1 3.19 x 2.97

Window to rear.

BATHROOM 2.33 x 1.79

Burlington traditional bathroom suite comprising wash basin, w c and freestanding double ended D shaped bath with showerhead handset, tiled floor and walls, built in cupboard, radiator/towel rail, extractor.

BEDROOM 2 3.38 x 2.46

Sash window to front, laminate floor.

Stairs to;

MASTER BEDROOM 4.63 x 2.64 not inc built in cupboard. Sash window to front, access to fully boarded loft with light, open to;

DRESSING ROOM 3.19 x 1.92

Glazed door to rear, skylight, oak flooring.

SHOWER ROOM 3.17 x 1.00

Skylight, vanity wash basin and cupboards, w c, panelled shower cubicle, tiled floor, heated towel rail.

OUTSIDE REAR

Accessed off galvanised bridge from top floor dressing room or kitchen on ground floor via communal pathway. Paved patio with plenty of room for furniture, steps up to the communal path which leads to the terraced rear garden. This has a further patio area and elevated terrace with room for storage sheds, maturely planted with lovely views. This is a really pretty space where the surrounding properties have garden areas.

ASSESSMENTS Band C

TENURE Freehold.

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

WHAT3WORDS: verbs.foresight.resolves

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



