

**8 HILLSIDE PARK
(PARC Y LLETHRAU)
ABERDOVEY
LL35 0TA**

Offers invited £260,000 LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Energy Efficiency	A	A
Water Efficiency	B	B
CO ₂ Emissions	C	C
Energy Cost	D	D
Water Cost	E	E
CO ₂ Emissions Cost	F	F
Overall Rating	G	G
England & Wales		



**Well presented 2 bedroom, 2 bathroom ground floor apartment.
Situating on the private estate of Hillside Park.
With beautiful views of the Dovey estuary.
Most contents included
Large garage and parking**

This well presented 2 bedroom, 2 bathroom property is one of just 6 apartments situated on this exclusive estate. Offering ground floor accommodation with an easy slope to the front door. South facing with estuary and sea views from master bedroom, living area and terrace. The property comprises entrance lobby leading to open plan living room / diner with bi fold doors to the terrace, kitchen, guest double bedroom, shower room, master bedroom and bathroom. The terrace is paved with plenty of space for table and chairs and or loungers. The garage is located below apartment 14 and 15. There is ample car parking at the front and private car parking opposite your garage. The contents are included except for some personal items.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all very popular and there is excellent river and sea fishing within easy distance. For golfing enthusiasts there is 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 accommodation comprises wood part glazed door to:-

ENTRANCE HALL

Consumer unit located here, door to;

OPEN PLAN LOUNGE / DINER 29'9 x 11'8 max

Upvc bi fold doors to rear with estuary views, stone feature fireplace with gas fire (dining area 9' x 7'6).

KITCHEN 9'2 x 8'2

Upvc wood effect window to front, wood effect units, laminate work top, stainless steel sink and drainer, integral dishwasher, built-in oven, gas hob, plumbed for washing machine, part tiled walls, tiled floor.

Off lounge door to internal hallway with built-in cupboard.

BEDROOM 1 14'6 x 10'5

Upvc wood effect window to rear with estuary views, built-in wardrobe.

EN-SUITE BATHROOM 7'2 x 5'9

Part tiled walls, bath, w c, wash basin, extractor.

SHOWER ROOM 7'3 x 5'9

Tiled floor, shower cubicle, wash basin, w c, part tiled walls, heated towel rail.

BEDROOM 2 11'6 x 8'9

Upvc wood effect window to front, built-in wardrobe, built-in cupboard housing pressurized hot water system and Worcester boiler.

GARAGE 19' x 10'

Up and over door, power and light.

CAR PARKING

Private off road car parking at the front and rear.

TENURE

Leasehold 999 years from December 1999. Properties 7 - 12, 14 and 15 all pay the same annual service charge towards the upkeep of their

common areas, the insurance and maintenance of the estate generally and the external painting every 4 years of the properties. £1984.68 including sinking fund and external decorating costs.

Hillside Park Phase 1 RTM Co. Ltd is the management company for properties 7-12, 14&15, and is owned and run jointly by these properties for the purpose of maintaining their appearance, maintenance, landscaping of common areas and for collective insurance for the benefit of all.

ASSESSMENTS

Band D

SERVICES

Mains water, gas, electricity and mains drainage are connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500.

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."

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

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





