

**2 TYDDYN ISAF
ABERDOVEY
LL35 0ER**

Price £280,000 freehold.

Energy Efficiency Rating		Current	Potential
Overall	A	43	43
Walls	B	43	43
Roof	B	43	43
Windows	B	43	43
Floors	B	43	43
Heating	B	43	43
Hot Water	B	43	43
Air Conditioning	C	43	43

England & Wales



**Well presented 3 bedroom mid terrace house
Rural views from all rear windows
Gas centrally heated with upvc double glazing - Parking
Low maintenance rear paved garden and elevated decked terrace**

This well presented mid terrace house is situated in an elevated position with lovely rural views from all rear windows and garden and far reaching estuary views. Comprising entrance lobby, cloakroom, kitchen and lounge / diner on the ground floor with wood burning stove. 3 bedrooms plus bathroom and en-suite shower on the 1st floor. With tarmac parking for a vehicle at the front and low maintenance paved terraced rear garden with mature shrubs and elevated decked terrace. Gas centrally heated and upvc double glazed throughout. The property is a principal residence.

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 good variety of shops, cottage hospital, cinema, leisure centre and promenade.

The property comprises upvc half glazed door to

LOBBY

Tiled floor, consumer unit and electric meter located here behind panel. Door to:

CLOAKROOM

Window to front, w c, wash basin, tiled floor, extractor.

Glazed door to:

KITCHEN

4.85 x 3.59

Window to front, tiled floor, wood effect units, laminate work top, stainless steel sink and drainer, integral dishwasher, fridge and freezer, plumbing for washing machine, ceramic hob with filter extractor over, eye level double oven and grill, Worcester combi gas boiler located here, built in larder cupboard, glazed double doors to:

LOUNGE/DINER

5.15 x 4.89

Sliding door and glazed side panel with opener to rear giving impressive view of hillside and woods with coastal views from the terrace, timber floor, wood burning stove on slate hearth, under stairs cupboard.

Stairs to 1st floor landing, carpeted throughout with built in cupboard.

BEDROOM 1

4.89 x 3.70 inc en-suite

Window to front, built in cupboard, door to:

EN-SUITE SHOWER

2.24 x 1.76

Window to front, tiled cubicle with electric shower and concertina door, vanity wash basin, w c, tiled floor and walls, extractor.

BEDROOM 2

3.04 x 2.68

Window to rear.

BEDROOM 3

3.02 x 1.65

Window to rear.

BATHROOM

2.00 x 1.65

Elevated window to side, bath with shower over, vanity wash basin and w c, tiled walls and floor, extractor.

OUTSIDE FRONT

Tarmac parking for 1 car, further parking opposite, tap, log store.

OUTSIDE REAR

Outside lighting, elevated decked terrace with log store and storage/workshop under with power and lighting, steps down to 2 paved patio areas, tap, raised cottage garden planting bed.

Agents note: contents included in sale.

ASSESSMENTS

Band E

TENURE

The property is Freehold.

SERVICES

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

WHAT3WORDS: DEBUT.TRAVELS.PRIMARY

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500.

Info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

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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.





