

**OTAGO 1  
11 GLANDOVEY TERRACE  
ABERDOVEY  
LL35 0EB**

**£195,000 LEASEHOLD**



**Well presented ground floor sea front apartment  
Being sold furnished and as a going concern as an established holiday let.  
Useful rear yard**

This well presented ground floor apartment is conveniently located opposite the beach, yacht club and car park. With communal entrance to 4 apartments. The property comprises entrance hallway leading to a front facing lounge/ diner, double bedroom, rear kitchen and shower room plus access to a private rear yard with side access off the street offering step free access to the apartment. Gas centrally heated with upvc double glazing and engineered oak flooring throughout except kitchen and shower room. Being sold fully furnished as a going concern holiday let through [Aberdoveycottages.co.uk](http://Aberdoveycottages.co.uk)

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.

Communal door with intercom entry.

#### **ENTRANCE HALL**

Built in cupboard housing consumer unit and meters for all apartments.

#### **LOUNGE / DINER** 4.04 x 3.72

Window to front, recessed shelving.

#### **BEDROOM 1** 3.56 x 3.32

Window to rear, recessed shelving, overhead storage cupboard.

#### **KITCHEN** 2.81 x 1.21

Window and half glazed door to side, cream wall and base units, wood block work top, stainless steel sink and drainer, built in oven, induction hob and extractor over, Worcester boiler located here, part tiled walls, tiled floor, access to loft, door to;

#### **SHOWER ROOM** 2.90 x 0.97

Window to side, tiled floor, part tiled walls, w c, vanity wash basin, wet room shower with overhead and shower head handset, extractor, heated towel rail.

#### **OUTSIDE FRONT**

Wrought iron gated paved terrace with room for bench or bistro table and chair.

#### **OUTSIDE REAR**

Fully enclosed paved yard with light and tap, gated access to pedestrian right of way to front.

**Agents note: Contents included except for personal items.**

#### **TENURE**

The owners have formed a management company called Dyfi Court Management Company Limited which owns the freehold for 12 flats in the adjoining properties. Each flat owner is an equal share-holder. The annual service charge is set by the owners and approximately £2000 at present, including ground rent. The property is Leasehold 999 years from 1<sup>st</sup> May 2002.

#### **SERVICES**

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

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

**ASSESSMENTS** Currently exempt. £230 per annum for refuse collection.

**WHAT3WORDS;** winner.lifetimes.detail

#### **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.

floorplan



