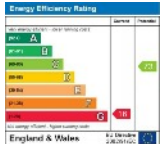


**THE RETREAT  
24 CHURCH STREET  
ABERDOVEY  
LL35 0ES**

**Price £200,000 Freehold**



**2 bedroom mid terrace cottage  
Situated just off the centre of the village**

This well presented 2 bedroom mid terrace cottage is situated just off the centre of the village within easy walking distance of the beach and all amenities. Comprising open plan lounge kitchen / diner on the ground floor with 2 bedrooms and Jack and Jill shower room on the 1<sup>st</sup> floor plus separate toilet. A roadside location with short walk to the beach and car park. With new upvc double glazing and electric storage heating. C5 rating as 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. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. 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 composite door to:

**OPEN PLAN LIVING AREA** 5.11 x 4.51 (into kitchen)  
Sash window to front and rear, slate tiled floor, under stairs cupboard, built in recessed cupboard, consumer unit and electric meter, beamed ceiling, fireplace (not in working order).

**KITCHEN AREA**

Base and wall units, laminate work top, stainless steel sink and drainer, built in oven, ceramic hob, integral fridge, tiled walls.

Stairs to:

**1ST FLOOR LANDING**

Built in cupboard housing pressurized hot water cylinder, small storage cupboard, access to loft.

**CLOAKROOM**

Window to front, w .c.

**BEDROOM 1**

3.49 x 2.74

Sash window to rear, built in cupboard, storage heater, door to:

**SHOWER ROOM**

1.60 x 1.43

W c, large shower cubicle, tiled walls, and floor, heated towel rail, extractor, door to:

**BEDROOM 2**

2.92 x 2.56

Window to front, original cast iron fireplace (not in use) storage heater.

**ASSESSMENTS**

Band D

**SERVICES**

Mains water, electricity and drainage are connected.

**WHAT3WORDS:** apmhibeian.escaping.chop

**Most contents available for separate negotiation.**

**VIEWING** By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or 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.

