Welsh Property Services
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THE SWEETSHOP APARTMENT
2 SEAVIEW TERRACE
ABERDOVEY
LL35 0EE

£180,000



2 bedroom sea front apartment
Fully furnished
Currently a successful holiday let

This well presented sea front apartment is conveniently located in the heart of the village directly opposite the wharf garden. With shared entrance to the ice cream shop and apartment the property comprises; staircase leading to 1st floor landing and WC/cloakroom, shower room, galley kitchen and lounge / diner with bay window overlooking the wharf gardens and estuary. A further staircase leads to the two bedrooms. The property has electric heating and upvc double glazing plus a coal-effect gas fire. Currently a successful holiday let through holidaycottages.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 reach. For golfing enthusiasts, there is a championship course nearby. Just over three miles is the coastal town of Tywyn with a variety of shops, cinema, leisure centre primary and high school cottage hospital and promenade.

The property comprises stairs to:

1ST FLOOR LANDING
Wall mounted heater.

CLOAKROOM
WC. Window to rear.

SHOWER ROOM 2.15 x 1.43
Window to rear, vanity wash basin, shower cubicle with electric shower, heated towel rail, washing machine, tiled walls, vinyl floor.

GALLEY KITCHEN 2.15 x 1.30
Base and wall units, laminate work top, stainless steel sink and drainer, built in oven, gas hob and extractor over, part tiled walls, vinyl floor.

LOUNGE/ KITCHEN/DINER 4.10 x 3.16
Bay window to front with window seats, tiled fireplace with gas fire, wall mounted heater.

From landing, stairs to;

2ND FLOOR LANDING
Window to rear, built in cupboard, access to loft.

BEDROOM 1 3.23 x 3.19
Bay window to front, fitted wardrobes, wall mounted heater.

BEDROOM 2 3.01 x 2.19
Window to rear, wall mounted heater, built in cupboards.

TENURE
The property is Leasehold 999 years from March 2005.
The vendors are 50% shareholders in the Aberdovey Sweet shop Management Company Ltd which owns the freehold for the whole building. There are no lease costs and any work required is a 50/50 share with other shareholder.
Agents note: All contents included in the sale except personal items.

ASSESSMENTS Currently exempt

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

WHAT3WORDS: stardom.keepers.tint

VIEWING
By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 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 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































