

**HYFRYDLE  
4 HILLSIDE  
ABERDOVEY  
LL35 0NF**

**Price £875,000 Freehold**



**End terrace townhouse  
Exclusive residential location  
Situated in an elevated position with stunning estuary views  
Garden, paved terraces, parking.**



This well presented townhouse is situated in an elevated position on the exclusive terrace of Hillside off Church Street and within walking distance to the village. With stunning estuary views the property comprises large open plan lounge / diner, cloakroom, breakfast room, kitchen and utility on the ground floor. With 3 double bedrooms, bathroom and separate w c on the first floor and a further 2 double bedrooms and shower room on the top floor. With gravel parking for several vehicles, 3 paved terraces to enjoy al fresco eating plus a rear garden with lawn, mature planting and shed plus brick built storage shed. With mainly all upvc double glazing, gas centrally heated and currently registered as a permanent residence.

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 accommodation comprises part glazed composite door to;

#### **LOBBY**

Minton tiled floor, single glazed windows, timber half glazed door to;

#### **ENTRANCE HALLWAY**

Minton tiled floor, original coving, under stairs cupboard.

#### **LOUNGE / DINING ROOM** 7.90 x 3.90

Upvc bay window to front with stunning estuary views, cast iron fireplace with pine surround, original coving.

#### **CLOAKROOM**

Upvc window to side, w c, wash basin, part tiled walls.

#### **BREAKFAST ROOM** 3.55 x 3.52

Upvc bay to side, built in cupboards, consumer unit located here, 2 steps up to;

#### **KITCHEN** 3.50 x 3.21

Upvc half glazed door and window to side, pine units, laminate work top, composite sink and drainer, eye level oven and grill, gas hob, integra dishwasher and fridge freezer, tiled floor, part tiled walls, door to;

#### **LEAN TO UTILITY**

Upvc door to side, plumbed for washing machine, Belfast sink, tiled floor.

Off entrance hallway, stairs to;

#### **1ST FLOOR LANDING**

Built in cupboard housing hot water cylinder and slatted shelving.

#### **BEDROOM 1** 5.54 x 3.85

Full height glazed window and sliding doors to front with access to balcony and stunning views, cast iron fireplace with pine surround, built in recessed cupboard with shelving over, fitted wardrobes.

#### **BEDROOM 2** 3.96 x 3.53

Upvc window to side and rear, vanity wash basin, fitted single wardrobe.

#### **BATHROOM** 2.03 x 1.89

Upvc window to side, bath with shower head handset and glass screen, wash basin, part tiled walls, vinyl floor.

#### **SEPARATE W C**

Upvc to side, w c, wash basin, tiled walls, Worcester boiler located here.

#### **BEDROOM 3** 3.62 x 2.76

Upvc window to side, wash basin.

Stairs to;

#### **2ND FLOOR LANDING**

Skylight to rear, under eaves storage, built in cupboard housing hot water cylinder and header tank.

#### **BEDROOM 4** 3.88 x 3.56

Upvc window to front, cast iron fireplace.

#### **BEDROOM 5** 3.73 x 3.57

Upvc window to side, skylight to rear, built in cupboard.

#### **SHOWER ROOM** 2.62 x 1.82

Skylight to front, tiled shower cubicle, w c, wash basin, vinyl floor.

#### **OUTSIDE**

Gravel parking for several vehicles, mature planting, open access to side garden and patio, elevated lawn, shed, storage shed with power, 2 further paved terraces, private gated access off Church Street.

#### **WHAT3WORDS; spotty.inflates.carriage**

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX** Band G.

**VIEWING** By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

#### **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."

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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.





