

**NANDORAS
19 GLANDYFI TERRACE
ABERDOVEY
LL35 0EB**

Offers in the region of £440,000 Freehold



**Prominently located retail premises
With 2 bedroom self contained holiday let above
Situated in the centre of the village
Offering potential for redevelopment**

This well presented property is ideally located in the centre of the village opposite the beach and promenade. Offering a good sized retail area with options to further develop (subject to planning). Built in 1823 and originally the village post office before its conversion in 1947 into a ladies dress shop. This currently offers a generous area of display shelving, 2 changing rooms, staff cloakroom, storeroom and small office /kitchen area. Above is a spacious 2 bedroom apartment currently providing an income as a holiday let. Both shop and apartment are gas centrally heated with separate boilers. At the rear is a small yard accessed off the current storeroom.

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 retail premises comprises half glazed timber door to:

RETAIL AREA 6.30 x 10.28 max to rear (L shaped) including changing room area. Single glazed picture window to front and original sash to side, hard wearing laminate flooring, exposed stone wall, consumer unit located here. Door to;

STOCK ROOM 2.99 x 2.49
Door plus 2 single glazed windows to side with access to yard, original quarry tiled floor, shelving.

OFFICE / KITCHEN 2.34 x 1.38
Skylight to rear, base and wall unit, stainless steel sink and drainer, vinyl floor, door to;

CLOAKROOM
Window to rear, w c, wash basin, Ideal combi boiler located here.

Separate entrance to the right of the building to;

1ST FLOOR APARTMENT
Half glazed door to entrance hallway with original tiled floor, single glazed window to side, consumer unit and electric meter located here, staircase to 1st floor.

1ST FLOOR LANDING
Single glazed window to side, built in cupboard housing Alpha combi boiler, plumbing for washing machine, slatted shelving.

LOUNGE/DINER/ KITCHEN 7.18 x 3.19
Upvc bay window to front with partial estuary views, tv point, recessed shelving and cupboard, open to;

KITCHEN
Single glazed window to rear, base and wall units, laminate work top, stainless steel sink and drainer, induction hob, built in oven with splash back and extractor over, integral dishwasher and fridge, part tiled walls, vinyl floor.

BEDROOM 1 4.91 x 3.20
Upvc bay window to front with partial estuary views, built in wardrobe.

BATHROOM 2.45 x 1.78
Single glazed window to side, bath with shower over, wash basin, w c, part tiled walls, vinyl floor.

BEDROOM 2 3.24 x 3.09
Single glazed window to side, built in wardrobe, recessed shelving.

OUTSIDE Attached tapered storage shed with room for bins.

COUNCIL TAX Apartment Band B (currently exempt)

SHOP COMMERCIAL RATEABLE VALUE £11,250 (£281 PM)

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

MONEY LAUNDERING REGULATIONS
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