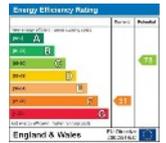


**FLAT 4 BRYNTEGWEL
ABERDOVEY
LL35 0NH**

PRICE £199,950



Energy Efficiency Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38
H	29-34
I	13-28

England & Wales



**Immaculately presented 1st floor apartment
Refurbished in 2017
Communal grounds extending to approximately 2 acres
Leasehold with a share of the freehold.
Stunning village and estuary views**

Flat 4 is just one of seven apartments in this magnificent country house of immense charm and character which is set in gardens extending to approximately two acres. Fully refurbished in 2017 including re wiring and plumbing. The property comprises entrance hallway leading to 2 double bedrooms, bathroom, estuary facing lounge and kitchen / diner with stunning views over the communal grounds to the village and estuary beyond. Each apartment has full use of the communal gardens and ample private off road car parking. The apartments cannot be holiday let. Flat 4 has secondary glazed windows and electric heating. Currently registered as a 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 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.

The accommodation comprises communal hallway to 2 apartments only. Timber panelled fire door to -

HALLWAY

Wall mounted heater, loft access, automatic light, consumer unit, walk in utility cupboard plumbed for washing machine, hot water cylinder located here, vinyl floor.

LOUNGE

5.51 x 4.14

2 windows to front with estuary and village views, 2 wall mounted heaters, open to;

KITCHEN / DINER

6.12 x 4.26

Window to front with estuary and village views, wood units, laminate work top, stainless steel sink and drainer, integral slim line dishwasher, integral larder fridge/freezer, built in eye level oven and microwave, ceramic hob, part tiled walls, vinyl floor to kitchen area, 2 wall mounted heaters.

BATHROOM

2.95 x 2.00

Panelled shower cubicle with electric shower, wash basin with mirrored cabinet and LED lighting, w c, bath, heated towel rail, extractor, part panelled walls, vinyl floor, wall mounted fan heater.

BEDROOM 1

4.08 x 3.15

Window to side, wall mounted heater.

BEDROOM 2

4.56 x 2.69

2 windows to rear, 2 built in cupboards with shelving and hanging rail, wall mounted panel heater.

COMMUNAL GROUNDS AND PARKING

With over two acres of gardens, large lawn areas with established trees, shrubs and flower borders. There is a pedestrian right of way down to the village for apartment owners only. Views of the estuary, communal car parking for many vehicles.

TENURE

Leasehold - 999 years from 2009. The owners have formed their own management company and hold the freeholds of the apartments. Each owner is a shareholder. The management company organise the maintenance of the communal areas. The charges are in the region of £3,200 per annum per apartment payable quarterly. This is inclusive of sewage/ water charge, insurance (not contents), gardening and maintenance. The owners have several meetings per year to decide what is going to be spent on the property in the forthcoming year.

Agents note This property cannot be holiday let.

ASSESSMENTS

Band C

SERVICES

Mains water, electricity and main drainage are connected.

VIEWING STRICTLY BY APPOINTMENT with Welsh

Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 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.

4 bryntegwel Balkan Hill, Aberdovey, Gwynedd, LL35 0NH

