

**3 BRYNHYFRYD  
ABERDOVEY  
LL35 0LW  
PRICE £365,000 Freehold**



**Well presented grade 2 listed mid terrace townhouse  
Situating in an elevated position  
3 bedrooms - 2 bathrooms  
Estuary views from all front facing rooms  
Gas central heating  
Small rear yard**

This well presented grade 2 listed townhouse is situated in an elevated position within a short walk to the centre of the village and all amenities. With stunning estuary views from all front facing windows and the benefit of a communal terrace to enjoy the view. The property comprises open plan lounge/diner, contemporary kitchen fitted in 2019 and small rear yard on the ground floor with 2 double bedrooms and bathroom on the 1<sup>st</sup> floor and a further double bedroom and bathroom on the top floor. Gas centrally heated with recently replaced timber sash windows throughout ( 2024). The property is accessed via a slope opposite the institute or via steps down from the top of Church Street. The property is registered as a 2<sup>nd</sup> 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 timber double glazed stable door to:

**LOUNGE** 4.29 x 3.98

Sash single glazed window to front, timber floor to living area, built in cupboard housing consumer unit and electric meter, recessed built in cupboard with shelving over, open to:

**DINING AREA** 3.6 x 2.91

Sash single glazed window to rear, recessed built in cupboards, slate floor, under stairs cupboard with light, open to:

**KITCHEN** 2.71 x 1.84

Double glazed window and half glazed door to side, contemporary units, granite work top, inset stainless steel sink, integral slim line dishwasher, ceramic hob, built in oven, integral fridge/freezer, tiled floor.

Off lounge stairs to 1<sup>st</sup> floor landing.

**BATHROOM** 3.07 x 2.18

Double glazed window to side, skylight, w c, wash basin, bath with shower over and curtain, part tiled walls, laminate floor, extractor.

**BEDROOM 1** 3.66 x 2.85

Single glazed sash window to rear, wash basin.

**BEDROOM 2** 4.31 x 3.21 inc built in cupboards.

Sash window to front with estuary views, double built in wardrobe.

Stairs to 2<sup>nd</sup> floor landing with built in cupboard.

**BATHROOM** 3.68 x 2.83

Skylight to rear, wash basin, w c, bath, shower cubicle, built in cupboards; Worcester combi boiler located here.

**BEDROOM 3** 4.59 x 3.19

Sash window to front with estuary views.

**OUTSIDE FRONT**

Communal slate terrace with right of way to 1 further property, space for bench or bistro table and chairs.

**REAR**

Enclosed slate yard.

**TENURE** The property is Freehold.

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

**COUNCIL TAX** Band D

**WHAT3WORDS: noses.nooks.icon**

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

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

**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







