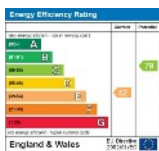


**THE OLD COACH HOUSE
BALKAN HILL
ABERDOVEY
LL35 0NH**

Price £595,000 Freehold



**3 bedroom 3 bathroom detached upside down house
Exclusive residential location
Situated in an elevated position with stunning estuary views
Garden, patio and parking**

This well presented detached house is situated in an elevated position on the exclusive Balkan Hill and within walking distance to the village. With stunning estuary views the property comprises open plan lounge / diner and kitchen on the 1st floor. With 3 double en-suite bedrooms plus utility on the ground floor. With gated entrance to tarmac parking for several vehicles leading to a paved and terraced garden with mature planting and storage shed. With upvc double glazing, gas central heating and 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 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 timber door to:

ENTRANCE HALLWAY

Under stairs cupboard, consumer unit located here.

UTILITY ROOM 2.45 x 2.07

Window to rear, base and wall units, laminate work top, stainless steel sink, plumbing for washing machine, space for tumble drier, 2 built in cupboards, tiled floor.

BEDROOM 1 4.25 x 3.70 not inc bay

French doors and glazed side panels to rear with estuary and garden views, built in wardrobe, door to:

ENSUITE SHOWER 2.28 x 1.80

Window to side, wash basin, w c, large shower cubicle, tiled walls, vinyl floor, extractor.

BEDROOM 2 3.19 x 2.96

Window to side, built in cupboard, door to:

ENSUITE SHOWER 3.00 x 1.23

Window to side, w c, wash basin, large shower cubicle, extractor, fully tiled walls, vinyl floor.

BEDROOM 3 3.03 x 3.00

2 windows to side, built in cupboard, door to:

ENSUITE SHOWER 2.07 x 1.96

W c, wash basin, tiled shower cubicle with electric shower and extractor, tiled floor, part tiled walls.

Off entrance hall stairs to:

OPEN PLAN LOUNGE DINER 7.82 x 4.87 not inc bay

Bay window to rear with estuary and garden views plus glazed side panels, 2 windows to side, door to:

KITCHEN 4.78 x 3.43

Window to front and side, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, ceramic hob, integral fridge, integral slim line dishwasher, tiled floor, part tiled walls, Worcester combi boiler located here.

OUTSIDE

Gated access to tarmac parking for several vehicles, paved patio, terraced garden with mature planting, small storage shed, outside light; tap and power point.

WHAT3WORDS: equipment.glassed.rocked

TENURE The property is Freehold.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX Band E

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

MONEY LAUNDERING REGULATIONS

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