

**10 PENHELIG ROAD  
ABERDOVEY  
LL35 0PT**

**£195,000 freehold**



**2 bedroom - 3 storey cottage  
With stunning estuary views  
Front terrace and elevated garden area  
Gas centrally heated with upvc double glazing  
In need of some modernisation**

This 3 storey cottage of character is situated close to the edge of the village in an elevated roadside position. Comprising lounge open to galley kitchen and cloakroom on the ground floor, double bedroom with shower on the 1<sup>st</sup> floor and further double bedroom and bathroom on the top floor with access to the rear from this floor following shared steps and pathway leading to a garden area with potential to landscape. The front terrace has room for a bistro table and chairs to enjoy the stunning estuary views. The elevated rear garden area is also accessed at the end of the row via communal slate steps - all 6 cottages in the row share this access. Gas centrally heated with upvc double glazing. The cottage is registered as a second home and would benefit from some updating.

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. 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 slate steps up to the half glazed front door.

### **LOBBY**

Electric meter and consumer unit located here, glazed door to;

### **LOUNGE** 4.97 x 3.68

Window to front with uninterrupted estuary views, beamed ceiling, built in recessed cupboard housing gas meter, open fireplace (not in working order).

### **CLOAKROOM**

Tiled floor, vanity wash basin, w c, extractor.

### **GALLEY KITCHEN** 3.80 x 1.38

2 skylights, half glazed door to small rear yard - this is more an access point to ensure drains are kept clear of leaves - base and wall unit, stainless steel sink and drainer, laminate work top, plumbed for washing machine, gas cooker point, part tiled walls, tiled floor.

Stairs to;

### **1ST FLOOR LANDING**

Window to rear, Worcester boiler located here, under stairs cupboard.

### **BEDROOM 1** 3.67 x 3.18

Window to front with stunning estuary views, fitted wardrobes and overhead storage, panelled shower cubicle, brick fireplace (not in use).

Stairs to

### **2ND FLOOR LANDING**

Half glazed door to rear, loft access.

### **BEDROOM 2** 3.76 x 2.25

Window to front with stunning estuary views, built in cupboards.

### **BATHROOM** 2.60 x 2.40

Window to rear, tiled walls, vinyl floor, vanity wash basin, w c, P shaped bath with shower over and glass screen, built in airing cupboard.

### **OUTSIDE FRONT**

Tiled terrace with room for bistro table and chairs. Mature planting.

### **OUTSIDE REAR**

Access bridge to steps to garden, all the cottages in the row have access via Rock Bottom cottage steps to their garden areas offering scope to landscape and create a space to enjoy the view.

### **ASSESSMENTS** Band E

### **TENURE** Freehold.

### **SERVICES** Mains water, electricity, gas and main drainage are connected.

### **WHAT3WORDS: [situates.dentures.coveted](#)**

**VIEWING** By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Telephone; 01654 710 500 or email: [info@welshpropertyservices.com](mailto: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.



