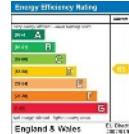


**MIN Y MOR 3  
12-13 GLANDOVEY TERRACE  
ABERDOVEY  
LL35 0EB**

**£170,000 LEASEHOLD**



**Well presented 2 bedroom 2nd floor sea front apartment  
Being sold furnished  
Currently a holiday let**

This well presented 2nd floor apartment offering easy access and conveniently located opposite the beach, yacht club and car park. With communal entrance to 7 apartments, the property comprises; entrance hallway leading to a double and single bedrooms, shower room and open plan lounge/diner with access to a galley kitchen. The front facing bedroom and lounge have uninterrupted estuary views. With electric heating, upvc double glazing and being sold fully furnished. Currently a holiday let through Aberdovey Breaks and Booking.com.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are all 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.

Communal door with intercom entry, stairs to 2<sup>nd</sup> floor landing.

#### **ENTRANCE HALL**

Recessed area with hanging rail.

#### **OPEN PLAN LIVING AREA**

3.54 x 2.67

Bay window to front, wall mounted radiator and storage heater, recessed shelving, door to;

#### **KITCHEN**

2.77 x 1.86

Window to rear, white units, laminate work top, stainless steel sink and drainer, slide in electric cooker, built in cupboard housing electric consumer unit and meter, under counter fridge, part tiled walls.

#### **BEDROOM 1**

3.54 x 2.39

Window to front, wall mounted panel heater.

#### **SHOWER ROOM**

2.81 x 1.21

Window to rear, tiled floor and walls, vanity wash basin with heated LED mirror over, w c, shower cubicle, built in cupboard housing hot water cylinder, electric towel rail.

#### **BEDROOM 2**

2.94 x 1.82

Window to rear.

**Agents note: Contents included except for personal items.**

#### **TENURE**

The property is Leasehold 999 years from 27<sup>th</sup> September 2002?. The owners have formed a management company called Dyfi Court Management Company Limited and each owner is a shareholder and own their own freehold. Dyfi Court Management charge is approximately £1700.00 including ground rent and broadband connection.

**ASSESSMENTS** Currently exempt

**TENURE** The property is Leasehold.

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

**VIEWING** By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 01654 710500. [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

**WHAT3WORDS: clusters.otherwise.empire**

#### **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.







### Min y Mor 3 12-13 Glandyfi Terrace, Aberdyfi, Gwynedd, LL35 0EB

Approximate Gross Internal Area  
39.4 sq m / 424 sq ft

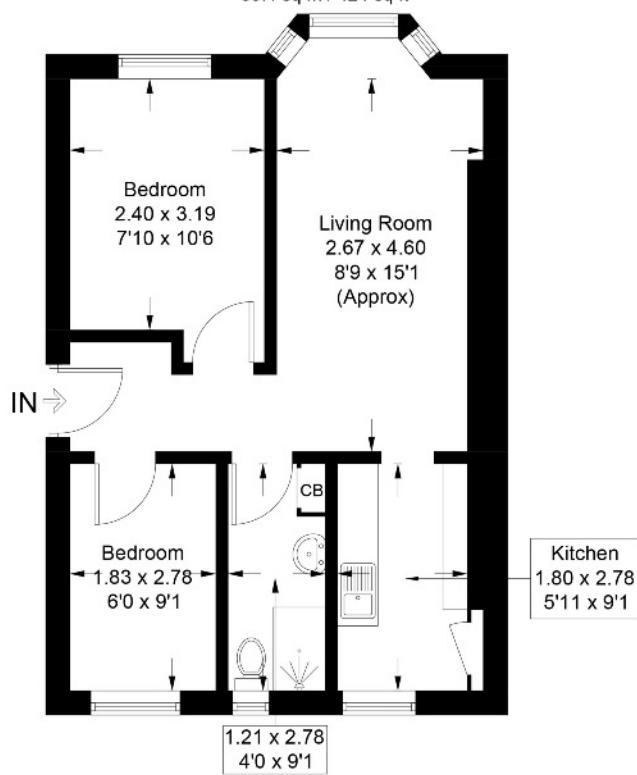


Illustration for identification purposes only.  
Measurements are approximate, not to scale.

