

**SYCHNANT  
ABERDOVEY  
LL35 0SL**

**£600,000 Freehold**



**Detached 4 bedroom house  
situated in an elevated position**

**Stunning estuary views**

**Landscaped garden**

**Tarmac in and out driveway -stone built workshop and large shed**

**Air source heat pump and solar panels.**

Sychnant is situated a mile from the village of Aberdovey on a quiet no through lane with access to 2 further properties only. With stunning estuary views from the garden and all front facing windows. The property comprises entrance sun lounge leading to a generous kitchen / diner plus separate utility, lounge, cloakroom and integral double garage on the ground floor. With 4 bedrooms, bathroom and en suite shower to master bedroom on the 1<sup>st</sup> floor. The garden is mainly laid to lawn with mature planting, paved patio, natural water feature with actual working water pump, rear stone built workshop and large shed both with power. Tarmac driveway for several vehicles and a convenient in and out driveway. Sychnant has upvc double glazing, air source heat pump and solar panels installed 2025 and calor gas for the hobs. Private water supply from a borehole and septic tank.

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 glazed door to;

**SUN LOUNGE** 4.57 x 2.74  
Windows on 3 elevations, tiled floor, built in cupboard, door to lounge, glazed double doors to;

**KITCHEN/ DINER** 6.40 x 3.35  
2 windows to front, tiled floor to kitchen area, oak units, polished slate work top, inset ceramic sink, integral dishwasher, gas fired Aga with extractor over, gas hob, part tiled walls, door to;

**UTILITY** 3.65 x 2.43  
Window to rear, door to garage, base and wall units, laminate work top, stainless steel sink and drainer, gas hob, built in oven, part tiled walls, tiled floor, door to walk in cupboard housing boiler plus shelving, plumbed for washing machine.

Off kitchen/diner to;

**LOUNGE** 6.70 x 4.26  
Full length window and glazed door to front with views of the countryside and estuary in the distance, door to sun lounge.

**CLOAKROOM** 2.13 x 1.52  
Window to rear, wash basin, w c.

Stairs to;

**1ST FLOOR LANDING**  
Window to side.

**BEDROOM 1** 4.26 x 4.26  
Picture window to front with countryside and estuary views.

**EN-SUITE SHOWER** 2.74 x 1.82  
Window to rear, vanity wash basin, w c and bidet, corner shower cubicle, tiled floor and walls, extractor, access to loft with pull down ladder.

**BEDROOM 2** 3.65 x 3.65  
Window to front.

**BEDROOM 3** 3.65 x 2.43  
Window to side ( currently used as an office).

**BEDROOM 4** 3.65 x 2.43  
Window to front.

**BATHROOM** 3.96 x 1.52  
Window to side, vinyl floor, bath, wash basin, w c, tiled shower cubicle, built in airing cupboard.

**INTEGRAL DOUBLE GARAGE** 5.48 x 5.48  
Electric roller door, window and door to rear.

**OUTSIDE**  
Grounds extend to approximately .75 acre, laid to lawn with mature shrubs at the front, tarmac in and out driveway, rear gravel area with access to stone built workshop (former cowshed) 7.62 x 3.04 with power and 6.09 garden shed also with power. Grounds taper to a point of mainly hillside with mature trees.

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, calor gas for hob only, borehole water supply, septic tank, air source heat pump and solar panels.

**COUNCIL TAX** Band G

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

**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.



