

Legal 2 Move

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10 Maes Newydd, Aberdyfi, LL35 0PD



THE PROPERTY COMPRISES:

- HALLWAY
- LOUNGE
- BREAKFAST KITCHEN
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN WITH VIEWS OVER HILLSIDE
- FRONT GARDEN WITH SUPERB ESTUARY VIEW
- OUTBUILDINGS
- COASTAL LOCATION
- NO UPWARD CHAIN

Freehold
Guide Price £165, 000



Occupying a superb position, this well appointed, three bedroom house has outstanding views across to the Estuary. The property benefits from gas central heating and a modern kitchen, both installed in 2018.

This spacious family home has a delightful rear garden, well tended, laid to lawn with mature shrubs and flowers. The uninterrupted views are exceptional, overlooking hills with countryside beyond.

This house, with local occupancy restrictions, would be ideally suited to first time Buyers.



Location

From the 'Square' in Aberdyfi, known as Copperhill Street, continue up the hill towards Maes Newydd. At the junction turn right. No. 10 is on the left hand side of the road. Our 'For Sale / Ar Werth' sign is **NOT** displayed.

Description

Semi-detached, three bedroom family home, of brick construction, surmounted by a pitched tiled roof. Entrance is through a upvc double glazed door which leads into ~

Hallway **12' 3 x 6' 7 Max. (3.73m x 2.01m)**

Cloak hanging space, radiator, telephone point and power point. Double glazed window to side elevation. Doors to breakfast kitchen and lounge. Under-stairs storage and stairs to first floor.

Lounge (Front) **14' 3 x 11' 10 (4.34m x 3.61m)**

This room has spectacular views. Tiled fire-place, with mounted gas fire., radiator, T.V. aerial point and power points. Double glazed window to front elevation with superb views over the estuary. Door, leading into the breakfast kitchen.

Breakfast Kitchen (Rear) **21' 9 x 9' 6 (6.63m x 2.89m)**

This room is spacious and light and extends across the rear of the house. The kitchen area is fitted with modern base units, drawers and wall cupboards. As new, Lamona electric fan oven with extractor hood over and separate gas hob. Stainless steel sink and drainer and complementing work tops. Plumbing for a washing machine, radiator and power points. Door to Larder cupboard with power point and double glazed window. Double glazed window to rear elevation and door leading out to a 'covered' way with outbuildings.

The chimney breast is central to the room and has a storage cupboard with shelving to the recess. The dining area has power points and a double glazed window with views over a large lawn garden, with views beyond.

First Floor Landing

Double glazed window to side elevation. Double doors to linen cupboard. Power point and access to insulated loft. Doors lead into three bedrooms and bathroom.

Bathroom (Rear) **7' 4 x 5' 7 (2.23m x 1.70m)**

Vinyl floor and partially tiled walls. White suite comprises wall mounted wash hand basin, close coupled w.c. and panelled bath with Triton electric shower over. (Shower installed in 2018). Radiator and Heatstore wall mounted electric fan heater. Double glazed window with obscure glass to rear elevation.

Bedroom 1 (Rear) **13' 9 x 9' 7 Max. (4.19m x 2.92m)**

Another room with a superb view. Radiator, power points and two, double glazed windows to rear elevation, with views over a well maintained lawn garden and hills beyond.

Bedroom 2 (Front) **12' 5 x 12' (3.78m x 3.66m)**

Original tiled fire-place to chimney breast. Radiator, power points and two, double glazed 'Tilt and Turn' window to front elevation. The views across to the estuary from here are outstanding.

Bedroom 3 (Front) **8' 10 x 8' 8 Max. (2.69m x 2.64m)**

The stairwell forms part of this room which makes it a single bedroom. Radiator, power point and double glazed 'Tilt and Turn' window to front elevation with views over the estuary.

ALL SIZES ARE APPROXIMATE

Outside

Side

A 'covered' way with rubber roof, installed seven and a half years ago. Enclosed with doors to front and rear elevation. Doors to three separate rooms, w.c., former coal house and tool store.

Front

Enclosed and gated. The garden is laid to lawn with shrubs. A pathway leads to the house entrance.

Rear

A superb, good size garden, enclosed and laid to lawn. The garden store is housed here. The top of the garden is slightly elevated and decorated with shrubs and flowers. Beyond the rear boundary are uninterrupted views over hills and unspoilt landscape.

Guide Price £165, 000

Tenure Freehold

Council Tax Banding C

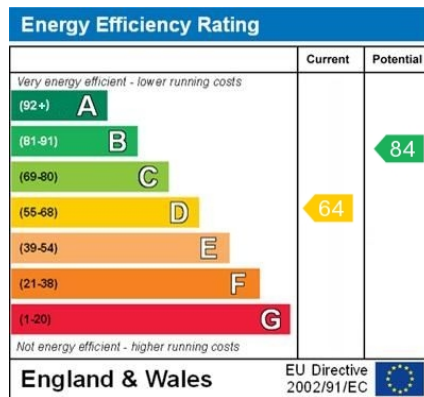
Services Mains gas, electricity, water and drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water.

Viewing Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. info@legal2move.co.uk

Agents Note The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.



10 Maes Newydd, Aberdovey, LL35 0PD

Approximate Gross Internal Area
102 sq m / 1098 sq ft

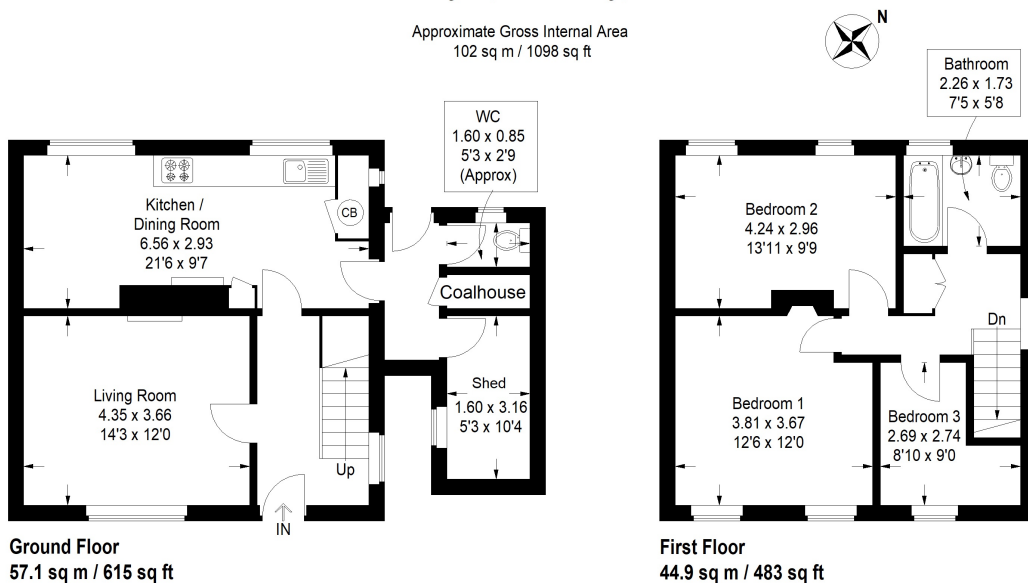


Illustration for identification purposes only, measurements are approximate, not to scale.



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