

Legal 2 Move

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Property Sales and Conveyancing

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The Three Jays, Trefeddiian Bank, Aberdyfi, LL35 0RU



Legal 2 Move is part of Evans Roberts Solicitors
(Tai + Twrmai)

THE PROPERTY COMPRISES:



- **LARGE ENTRANCE PORCH**
- **HALLWAY**
- **CLOAKROOM**
- **LOUNGE WITH ESTUARY VIEWS**
- **BREAKFAST KITCHEN WITH RAYBURN**
- **SMALL UTILITY**
- **FIRST FLOOR BATHROOM**
- **FOUR BEDROOMS**
- **SPLIT LEVEL SECOND FLOOR W.C.**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **CENTRAL HEATING, OPERATED FROM THE RAYBURN**
- **ELEVATED, LARGE REAR GARDEN**
- **FRONT GARDEN SEATING AREA**
- **OUTSTANDING VIEWS ACROSS TO THE LINKS GOLF COURSE AND ESTUARY BEYOND**
- **PARKING**
- **PERIOD PROPERTY**

Guide Price
Offers in excess of £325, 000

This four bedroom, semi-detached, period property, enjoyed by the same family for almost 50 years, occupies a spectacular position, with exceptional elevated views across Aberdyfi Championship Links Golf Course and estuary beyond. The property has an amazing elevated rear garden, mature with shrubs and trees.

This character home, enjoying glorious sunsets, has much potential however, it does require some TLC and cosmetic improvements.

Aberdyfi is within the Snowdonia National Park, an area of outstanding natural beauty. Popular for water sports, sailing, fishing and boat trips, the estuary borders an 18 hole Championship Links Golf Course, enjoyed by locals and visitors alike.



Location

Trefeddian Bank is a private road, elevated from the roadside. From the harbour front proceed, out towards Tywyn. There is a private road, before the Trefeddian Hotel, which leads you to the property. Alternatively, you can access the property along Rhoslan. Our 'For Sale / Ar Werth' sign is displayed.

Description

Semi-detached, period property of character, occupying an elevated, private location with parking. The dwelling is of traditional, Victorian construction, surmounted by a slate pitch tiled roof. Entrance along a pathway leads you to the side entrance porch via a UPVC double-glazed door.

Porch (Front)

Integral porch, extended with polycarbonate roof. Double-glazed picture windows with views across to the golf course and estuary beyond. Slate flagstone floor, power and lighting. Georgian glazed door leads you into ~

Hallway

Power points, smoke alarm and pitch pine doors to lounge and kitchen. Panelled door to cloakroom and stairs to upper floor.

Cloakroom

1.70m x 0.80m

(5' 7" x 2' 7")

Fully tiled walls and ceramic tiled floor. White, low level W.C. and wall mounted wash hand basin. Double-glazed window with obscure glass to side elevation.

Lounge (Front)

5.70m x 3.80m

(18' 8" x 12' 6")

Picture rail and original slate fire-place with tiled hearth and inset to open fire. Original glass display cupboard to chimney breast recess. Radiator, power points, T.V. aerial point and telephone point. Double-glazed seated bay window and second double-glazed window to front elevation with exceptional views.

Breakfast Kitchen (Rear)

5.76m x 3.93m

(18' 11" x 12' 11")

Good size breakfast kitchen with ceramic tiled floor. Ceiling spot lighting and wall lights. Chimney breast housing an Aga, the boiler of which operates the central heating. Pine base units, drawers and wall cupboards. Stainless steel sink and double drainer. Plumbing for washing machine. Power points and cooker point. Concealed consumer unit and electric meter. Two double-glazed windows and door to rear elevation. Doorway leads into ~

Utility (Rear)

A small area which would house a fridge and freezer. Ceramic tiled floor, power points and lighting. Double-glazed window to rear elevation.

First Floor Half Landing

Double-glazed window to rear elevation. Stairs continue to~

Landing

Exposed floor boards. These continue into all rooms on this floor. Double-glazed window to side elevation with views across the Estuary. Power points, smoke alarm and immersion heater. Door to airing cupboard housing the lagged hot water tank. Pitch pine doors to bathroom and four bedrooms. Stairs to second floor W.C.

Bathroom (Side)

2.27m x 2.05m

(7' 5" x 6' 9")

Fully tiled walls. White suite comprising cast iron bath with folding shower screen and Gainsborough electric shower. Pedestal wash hand basin with wall mirror above. Glass cabinet and double-glazed window to side elevation.

Bedroom 1 (Front)

2.93m x 2.47m

(9' 7" x 8' 1")

Radiator, power points and double-glazed window to front elevation with exceptional views across to the golf course and estuary beyond.

Bedroom 2 (Front)

3.80m x 3.18m

(12' 6" x 10' 5")

Original Victorian fireplace and chimney breast recess with built-in wardrobe. Radiator, power points and wall lights. Double-glazed bay window with views.

Bedroom 3 (Rear)

3.97m x 3.25m

(13' 0" x 10' 8")

Original Victorian fireplace and chimney breast recess with built-in wardrobes. Radiator, power points and double-glazed window to rear elevation, overlooking the rear garden.

Bedroom 4 (Rear)

3.80m x 2.39m

(12' 6" x 7' 10")

Previously used as an office. Built-in storage cupboard with cold water tank over. Radiator, power points and telephone connection point. Double-glazed window to rear elevation with views across the rear garden.

Second Floor

W.C (Rear)

1.73m x 0.57m

(5' 8" x 3' 2")

The only room on this floor. White, low level W.C. and radiator. Double-glazed dormer window to rear elevation overlooking the rear garden.

Outside

Front

There is a parking area to the foot of the property. A gated pathway leads to the front of the property with access to the side of the house. There is a small seating area and mature colourful shrubs and palm tree to the front of the house. The pathway continues to the entrance.

Rear

A good sized enclosed yard sits below the elevated garden. A brick rendered store and coal bunker is housed here. Outside tap and gas meter box.

Above the yard is a substantial size garden, private, originally laid to lawn and mature with trees. Exceptional views are enjoyed across to the golf course and estuary. Access to this garden is through a gate over unregistered land.

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Tenure

Freehold

Council Tax Banding

E

Services

Mains gas, electricity, water and drainage connected.

Local Authorities

Gwynedd Council.

Water

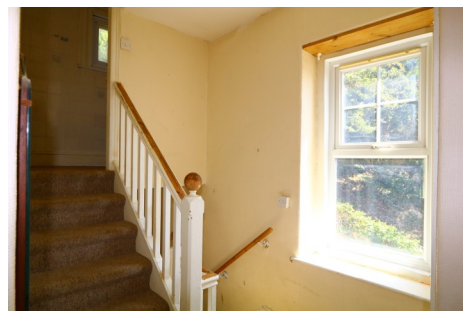
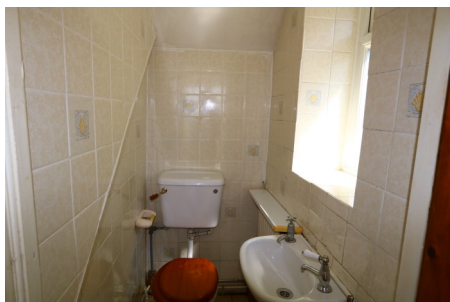
Welsh water

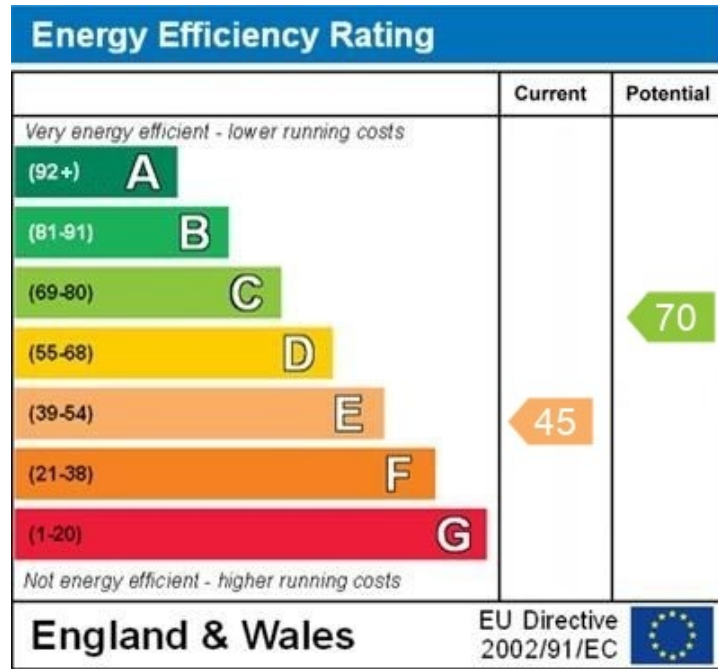
Viewing

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

Agents Note

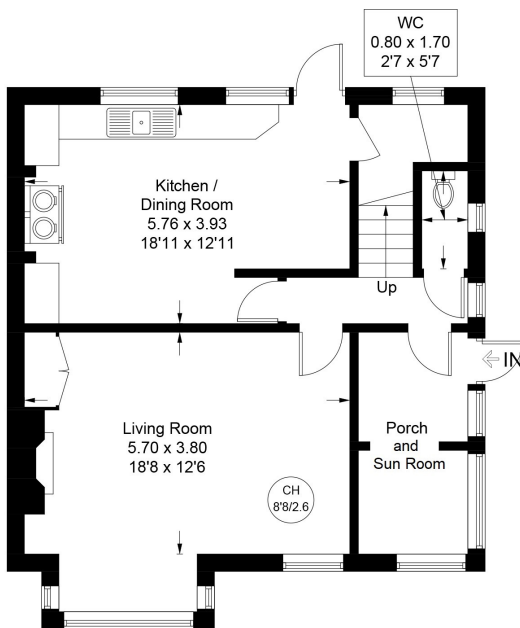
The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.



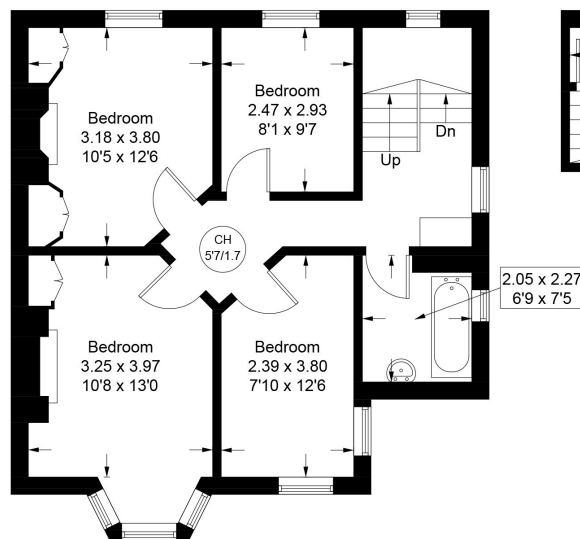


2 Trefeddian Bank Aberdovey, Gwynedd, LL35 0RU

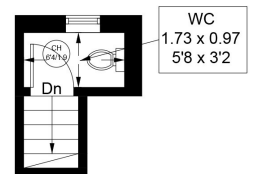
Approximate Gross Internal Area
123.5 sq m / 1329 sq ft



Ground Floor
62.7 sq m / 675 sq ft



First Floor
57.8 sq m / 622 sq ft



Half Landing
3.0 sq m / 32 sq ft

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



MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:

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