

REDUCED

# Legal 2 Move

Property Sales and Conveyancing

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22 Mynydd Isaf, Aberdyfi, LL35 ORU



zoopla

Freehold.  
Reduced to £249,950

OnTheMarket

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

# 22 Mynydd Isaf, Aberdyfi, LL35 ORU

## This property comprises:

\* Entrance Porch \* Lounge \* Breakfast Kitchen \* Inner Hallway \*  
Bathroom \* Two Bedrooms \* Gas Central Heating \* Double-glazed  
Windows and Doors \* Gardens \* Partial Estuary View \* Landscape View  
\* Harbour Village \* Garage and Parking \*



*This delightful south facing property is refreshing with high ceilings, modern, bright and spacious. Located overlooking the harbour village of Aberdyfi, the property has partial harbour views to front elevation. The gardens are of low maintenance, mature with colourful shrubs and wild flowers. The rear garden is private and enjoys uninterrupted views across open countryside. The garage and parking is a bonus.*

*This is a property which could appeal to those seeking to escape the hustle and bustle of city life to beautiful surroundings. Aberdyfi is a picturesque harbour village within the Snowdonia National Park, an area of outstanding beauty. Glorious sunsets, water sports, sailing and boat trips are enjoyed. An 18 hole Championship Links Golf Course is popular with both locals and visitors alike.*

## Location

Aberdyfi is a thriving harbour village located on the northern side of the estuary of the river Dyfi. 22 Mynydd Isaf, is elevated off the 'Square' in Copperhill Street. Follow the road up under the railway bridge and take a right hand turn into Mynydd Isaf. The property is located near the top of the hill on the left hand side. Our 'For Sale / Ar Werth' sign is displayed.

## Description

Terraced, two bedroom bungalow of brick construction, with rendered painted elevations surmounted by a felted pitch tiled roof. Front entrance is elevation via a upvc double glazed door, leading into ~

## Porch

Bright entrance with full height double glazed window and door. White emulsion to walls, part tongue and groove panelling and neutral carpet. Georgian style glazed door which leads into ~

### **Lounge (Front) 16' 1 x 15' 6 (4.90m x 4.72m)**

Bright and spacious with white emulsion to walls. Chimney breast housing a cast iron, coal effect electric fire. Two radiators, power points and T.V. aerial point. Full height, double glazed windows and door, leading out to the south facing patio. Partial estuary views enjoyed from here. Doors to breakfast kitchen and inner hallway.

### **Breakfast Kitchen (Front) 12' 2 x 7' 11 (3.71m x 2.4m)**

Quirky, vintage style kitchen. White emulsion to walls, partially tiled. Wooden and tiled floor. Fitted with white base units, drawer, larder cupboard and wall cupboards. Complementing work tops and stainless steel sink and drainer. Radiator, power points and plumbing for washing machine. AEG electric cooker and separate gas hob with extractor hood over. Double glazed window to front elevation.

## Inner Hallway

White emulsion to walls and exposed floor boards. Doors to bathroom and two bedrooms.

### **Bathroom (Side) 7' 11 x 6' 9 (2.42m x 2.06m)**

Spacious and bright with sky light window. Exposed wooden floor. White suite comprising bath with chrome shower, operated from the gas combi system. Radiator, pedestal wash hand basin with wall mirror over and close coupled W.C. Door to airing cupboard housing the Worcester Bosch gas combi boiler.

### **Bedroom 1 (Rear) 11' 10 x 10' 10 (3.36m x 3.31m)**

White emulsion to walls and exposed wooden floor. Radiator, power points and double glazed window to rear elevation, overlooking the garden.

### **Bedroom 2 (Rear) 12' 5 x 11' (3.79m x 3.36m)**

Lovely room with door leading out to the garden. White emulsion to walls and exposed wooden floor. Radiator, power points and T.V. aerial point. Double glazed window and door to rear elevation.

ALL SIZES ARE APPROXIMATE



## Outside

### Front

The garden is delightful. Colourful shrubs and wild flowers. A central stepped path leads to the entrance and paved patio seating area. Partial estuary view is enjoyed.

### Rear

Access along a private pathway from the garage or, from bedrooms 2. The garden is of low maintenance, split level and private. A paved pathway, to the rear of bedroom 2, leads to a colourful raised bed. Steps lead to a split level paved patio, gated to the pathway which leads to the garage.

The views from the garden are superb, uninterrupted across unspoilt countryside.

The Garage is of block construction with corrugated roof and 'up and over' door. A shale garden area to the side of the garage can be used for parking purposes.

22 Mynydd Isaf, Aberdyfi, LL35 0RU

# 22 Mynydd Isaf, Aberdovey, LL35 0RH



22, Mynydd Isaf, Aberdovey, LL35 0PH

Approximate Gross Internal Area  
64.7 sq m / 696 sq ft

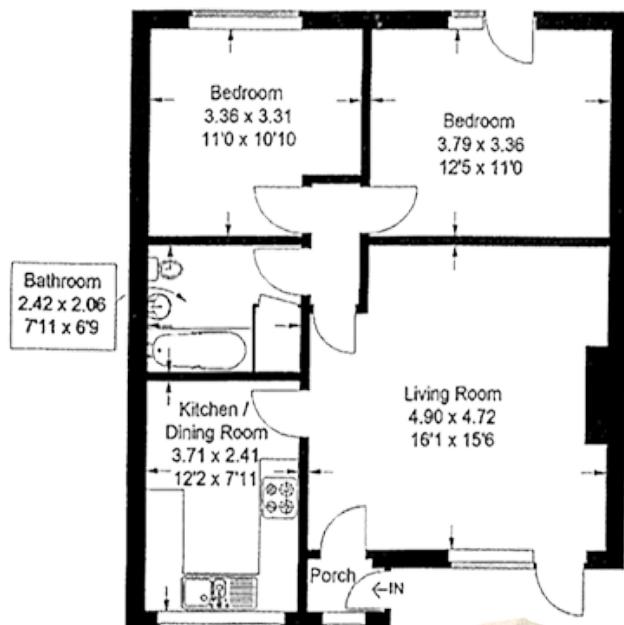
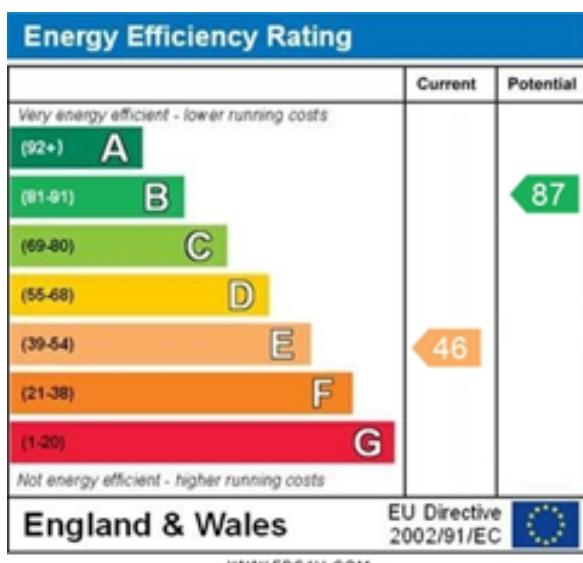


Illustration for identification purposes only, measurements are approximate, not to scale. (ID410900)

# 22 Mynydd Isaf, Aberdyfi, LL35 0RU

**Guide Price** £249,950

**Tenure** Freehold

**Council Tax Banding** D

**Services** electricity, water and drainage connected.

**Local Authorities** Gwynedd County Council.

**Water** Welsh Water.

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218.

Alternatively, at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335.

Website: [www.legal2move.co.uk](http://www.legal2move.co.uk) email: [info@legal2move.co.uk](mailto: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.



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