

Legal 2 Move

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Property Sales and Conveyancing

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33 Maesnewydd, Aberdyfi, LL35 0PD



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A member of
OnTheMarket



- **OPEN PLAN KITCHEN / DINER**
- **LOUNGE**
- **SHOWER ROOM**
- **MASTER BEDROOM**
- **GAS CENTRAL HEATING (Combi system)**
- **UPVC DOUBLE GLAZING**
- **DELIGHTFUL GARDEN**
- **SUPERB VIEWS ACROSS TO THE ESTUARY**
- **DRIVEWAY PARKING FOR TWO VEHICLES**
- **SOME FURNITURE NEGOTIABLE**
- **COASTAL LOCATION**
- **NO UPWARD CHAIN**
- **LOCAL OCCUPANCY RESTRICTION APPLYS**

Freehold
Reduced to offers in excess
of £140,000

This desirable, end of terrace bungalow, with individual characteristics, has been refurbished to create a bright, modern spacious home.

The well tended garden has the bonus of estuary views across from the harbour, a delight for a local Buyer. This property must be viewed in order to appreciate the improvements made and the position it enjoys.

Aberdyfi is a village within a thriving harbour resort set in the Snowdonia National Park.

Popular for water sports and sea fishing, the area, with main line railway station, boasts a 18 hole links course.



Location

From Aberdyfi harbour front, turn off the main road into Copperhill Street. Continue the road up under the railway bridge to the junction. Take a right hand turn into Maesnewydd. The property is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Formerly of two bedrooms, this individually designed one bedroom bungalow has been modernised to create light and space. Of traditional construction with pitch tiled slate roof, the property benefits from UPVC double glazing and gas central heating. Entrance to side elevation is via a upvc double glazed door leading into ~

Kitchen / Diner (Side) 19' x 10' 3 (5.79m x 3.12m)

Open plan to the lounge. Modern bright and spacious open plan kitchen / diner. Light oak laminate floor, partially tiled floor and coved ceiling with inset spot lighting. Fitted with white base units, drawers and wall cupboards. Complementing work tops and stainless steel sink and drainer. Plumbing for washing machine and integrated dishwasher. Built-in, high level double oven and separate gas hob, with extractor hood over. Power points, radiator and smoke alarm. Access to loft space and double glazed window to side elevation with views across to the estuary.

Lounge (Front) 12' 7 x 11' 6 (3.84m x 3.51m)

'L' shaped to dining area. Beautifully presented, cosy lounge with coved ceiling, light oak laminate floor, neutral decor and feature papered wall. Slate hearth to chimney breast housing a cast iron wood-burner. Power points, radiator and carbon monoxide detector. Feature stained glass window overlooking the kitchen and double glazed window to front elevation with views across to hills and estuary in the distance.

Bedroom (Front) 12' 3 x 9' (3.73m x 2.74m)

Coved ceiling, neutral decor and carpet. Feature papered wall, fitted mirror wardrobes, radiator, telephone point and power points. Double glazed window to front elevation with views across to hills in the distance.

Shower Room (Side) 8' x 5' 8 (2.44m x 1.73m)

Modern, spacious and bright. Ceiling inset spot lighting, fully tiled walls and ceramic tiled floor. White suite comprising close coupled W.C. and pedestal wash hand basin. Shower cubicle with glass doors and chrome shower operated from the hot and cold water supply. Extractor fan and chrome heated towel rail. Door to linen cupboard housing the Ideal gas combi boiler, new in 2023. Double glazed window with obscure glass to side elevation.

Outside

Front

Open plan hard standing with parking for two vehicles. Gate leading to the garden and bungalow entrance.

Rear

Well tended, good size split level garden, enclosed and gated. A paved patio, with garden store, leads down to a lawn garden mature with shrubs and trees including fruit trees. Superb views extend across to the harbour and hills in the distance.

ALL SIZES ARE APPROXIMATE

Offers in excess of £140,000

Tenure Freehold

Council Tax Banding B

Services Mains gas, electricity, water and drainage connected.

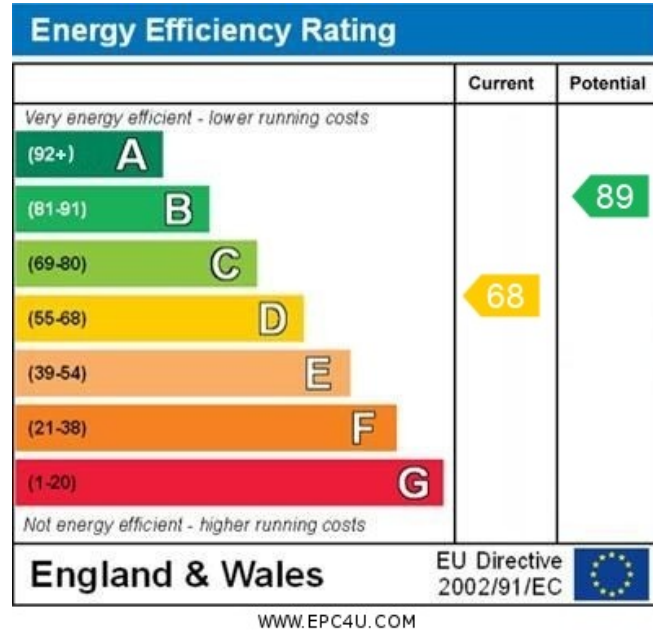
Local Authorities Gwynedd Council.

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. 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.



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MISREPRESENTATION ACT, 1967

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