



Apartment 4

8 Bodfor Terrace, Aberdovey, Gwynedd, LL35 0EA

Tenure: Virtual Freehold

Price: £225,000

Ref: 96588

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Desirable self contained air B&B apartment
- First floor of former gentleman's residence
- Open plan living area
- Two bedrooms
- Stunning sea views
- NB : two apartments available if required

Location

Bodfor Terrace is a run of late Victorian properties standing four storeys in height which overlook the main sea front in the famed resort of Aberdovey. Aberdovey is one of Wales' top ten or so most iconic holiday destinations, standing at the mouth of the River Dyfi where Snowdonia and the county of Gwynedd meet the county of Ceredigion, with the Cambrian Mountains beyond. The renowned holiday resort of Borth can be seen on the other side of the Dyfi Estuary and, as well as the market town of Machynlleth which was once the capital of Wales and the seat of the Welsh kings, the University of Aberystwyth is some 30 miles distant to the south (notably less however 'as the crow flies' as one has to circumnavigate the River Dyfi by heading inland to the east).

Snowdonia needs no introduction, being the home of some of Britain's most spectacular mountain countryside and is an iconic location in its own right, particularly with those who love outward bound pursuits. Aberdovey, with its harbour, attracts boating enthusiasts, and the River Dyfi is one of the best fishing rivers in the UK.

The Property

The subject property forms part of at one time would have been a gentleman's residence overlooking the sea front. It has now been split into multiple units including a retail premises at ground floor and two very desirable self contained two bedroom Air B&Bs located at first and second floor respectively. These can be purchased as a pair or individually.

The property offers good open plan living area, bedrooms, shower room and stunning views over the beach, the sea, the estuary and across to the coast of Ireland. It is briefly described as follows:-



Accommodation

SECOND FLOOR

APARTMENT NO 4

Open plan living area providing carpeted LOUNGE & DINING FACILITIES as well as a KITCHEN having tiled floor and modern fitted units. 4m wide feature bay window with sea views, looking straight across the Dyfi Estuary and the Irish Sea.

BEDROOM 1 (double) with fitted wardrobes and full bedroom suite. BEDROOM 2 (bunk room). Family BATHROOM with wash basin, WC and bath with shower over.

The Business

This apartment is registered as a holiday let and is compliant. It is very desirable and achieves occupancy of over 60% per annum and provides an income of £30,000.

Tenure & Price

VIRTUAL FREEHOLD £225,000 to include goodwill, fixtures and fittings.

Please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Services

All mains services are connected.

The property has the benefit of gas fired central heating.

Rateable Value: TBC

Local Authority:
Gwynedd Council – 01766 771000







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