

DILAN
5 LLANEGRYN STREET
ABERGYNOLWYN
LL36 9YE

Price £169,000 Freehold.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
			83
		55	
England & Wales		EU Directive 2002/91/EC	



Well presented mid terraced bungalow
2 double bedrooms
Well fitted kitchen
Fully enclosed front garden
Rear stone storage shed
Upvc double glazed
Multi-fuel stove running central heating

This well presented cottage is situated in a quiet residential location close to the centre of the rural village of Abergynolwyn. Comprising entrance porch, lounge/diner, bathroom, 2 double bedrooms and well fitted kitchen with Aga range electric oven and 5 burner calor gas hob. With enclosed front garden laid to lawn with mature shrubs and hedging and rear stone built shed. Wood effect upvc windows and doors and multi fuel stove running central heating.

Abergynolwyn is a delightful village set within the Snowdonia National Park. There is a daily bus service to Tywyn which is approximately eight miles away and boasts its own leisure centre and swimming pool, plus all the usual facilities including a cinema, health centre, cottage hospital and primary and high schools. For golfing, boating and all water sports, the delightful harbour village of Aberdovey is just fourteen miles away past Tywyn towards Pennal and Machynlleth.

The property comprises upvc door to entrance porch with tiled floor, stable door to;

LOUNGE/DINER 19'1 x 12'

Window to front, laminate floor, brick feature fireplace with cast iron multi fuel stove, t v point, glazed doors to;

BEDROOM 1 12'4 x 9'2

Window to front, telephone point, picture rail.

BEDROOM 2 12'4 x 9'4

Window to rear, access to part boarded and insulated loft (possible option to convert subject to planning), picture rail.

Off lounge, glazed door to;

INNER HALLWAY

Tiled floor, built-in cupboard housing hot water cylinder, heat leak radiator and shelving.

KITCHEN 12'3 x 9'2

Bay window to rear with deep sill, half glazed stable door to side, tiled floor, base and wall units, wood block work-top, ceramic double sink, plumbed for washing machine and dishwasher, part tiled walls, Aga range electric oven and 5 ring gas hob with Aga extractor over. Built-in cupboard housing electric meter and consumer unit.

BATHROOM 9' x 5'

Window to rear, tiled walls and floor, wash basin, w c, corner bath with shower head handset; electric shower over and curtain.

OUTSIDE FRONT

Fully enclosed, laid to lawn, paved area, wood store, mature shrubs and hedging.

REAR

Rendered stone built storage shed, slate paved path, Calor gas bottles located here, access to rear vehicular lane.

ASSESSMENTS Band B

TENURE This property is freehold with no local occupancy clause.

SERVICES Mains water, drainage and electricity are connected.

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500. Email: info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

FLOORPLAN





