

**2 GLANRAFON TERRACE
ABERGYNOLWYN
LL36 9YT**

PRICE GUIDE £165,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		89
(81-91)	C		
(69-80)	D		
(55-68)	E	49	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



Immaculately presented 1 bedroom mid terrace cottage
Open plan living/kitchen/diner
L shaped front garden
Electric heating, upvc double glazing, multi fuel stove
Refurbished to a high standard
Lovely rural views

This Welsh stone mid terraced cottage is set in a quiet residential location within easy walking distance to the centre of the village. Refurbished to a very high standard retaining many original features plus the benefit of contemporary kitchen and bathroom. With oak flooring, window sills and bespoke staircase. Comprising open plan lounge, dining area and kitchen on the ground floor with a good sized double bedroom and bathroom upstairs. With electric panel heating, multi fuel stove, upvc double glazed windows and door. The front garden is L shaped and runs down to where the rivers Gwernol and Dysynni meet.

Abergynolwyn is in the heart of the Snowdonia National Park and is surrounded by beautiful unspoilt countryside with many well known beauty spots nearby. The famous Talyllyn Railway, one of the oldest narrow gauge railways in the world runs from Abergynolwyn to the sea and sandy beaches of Tywyn just seven miles away. Bus services are available to Dolgellau, Barmouth, Aberdovey and Tywyn.

The property comprises fully glazed door to;

OPEN PLAN LOUNGE/KITCHEN 21'8 x 10'5

Full length window to front with oak deep sill, beamed ceiling, multi fuel stove on slate slab, wall mounted panel heater, oak flooring covered with carpet, open to;

KITCHEN

Window to rear, contemporary units, solid wood work top and breakfast bar, built-in Bosch oven and induction hob, 1.5 stainless steel sink and drainer, integral fridge drawers, consumer unit located in cupboard, bespoke oak open tread staircase to;

BEDROOM 12' x 10'8

Full length window to front with oak deep sill, wall mounted panel heater.

EN SUITE BATHROOM 10'9 x 9'5

Window to rear, freestanding double ended bath, panelled shower cubicle, w c, vanity wash basin, bespoke fitted cupboards, oak flooring, access to loft, hot water cylinder behind cupboard above sink, wall mounted heater, extractor.

OUTSIDE FRONT

Laid to lawn, mature hedging and shrubs, slate patio, outside light, storage shed, stone built former Ty Bach in a block of 3.

BAND B

ASSESSMENTS Mains water, drainage and electric are connected.

Viewing by appointment only with:

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, info@welshpropertyservices.com

Directions to property:

Park at the far end of Llanegryn Street before the bridge, walk over the bridge and turn direct left between the cottages. Glanrafon Terrace is on the left.

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.

2 Glanrafon Terrace, Abergynolwyn, Gwynedd, LL369YT

Approximate Gross Internal Area = 43.3 sq m / 465 sq ft

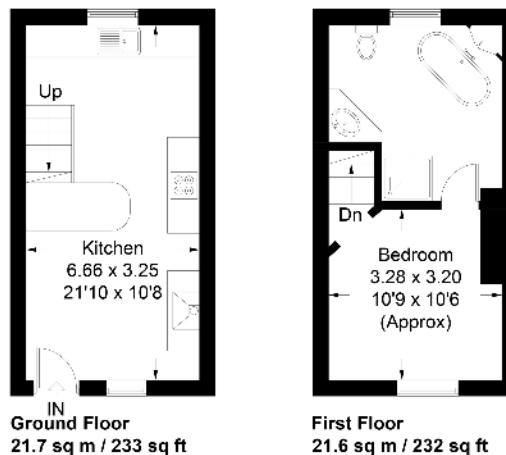


Illustration for identification purposes only. Measurements are approximate. Not to scale.





