

**7 y GROESFFORDD
BRYNCRUG
LL36 9RP**

OIEO £299,950 Freehold

Energy Efficiency Rating		Current	Potential
Energy efficiency class (Scale 1-10)			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
39-55	E		
21-39	F		
1-21	G		
		64	61
See energy efficient: Agreed on 04/04/2024			
England & Wales		EU Directive 2002/91/EC	



**Well presented 4 bedroom detached dormer bungalow
Lounge with multi fuel stove
Parking for several vehicles
Electric heating
Upvc wood effect windows**

This detached 3-4 bedroom bungalow is situated on the popular estate of y Groesffordd close to the village centre and a short drive to the coastal town of Tywyn. Privately situated behind a high hedge and offering spacious accommodation over 2 floors. With lounge / diner, recently refurbished kitchen, conservatory, bathroom and 2 double bedrooms on the ground floor and a further 2 bedrooms on the 1st floor plus office space on the landing. The present owners have lived there for approximately 25 years and made many improvements including the lean to conservatory solar panels, upvc wood effect windows and doors, tarmac drive, wood burner and newly rendered gable end. The property has the benefit of twin heat storage heating on the ground floor plus wood burning stove in the lounge and also the solar panels to heat the hot water saving on electricity costs. The garage and front porch both have new roofs. The tarmac drive accommodates several vehicles, the rear garden is maturely planted and private.

Bryncrug is approximately two miles from the busy coastal resort of Tywyn. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dolgoch Falls, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises upvc double glazed wood effect porch with ceramic tiled floor, glazed door to:

ENTRANCE HALL 8'2 x 4'4
Storage heater, telephone point, door to:

CLOAKROOM
Window to rear, vinyl flooring, w c, small wash basin set within a contemporary vanity unit.

Off hall glazed door to:

LOUNGE/DINER 22'3 x 14'6 at widest point. 2 windows to front, 1 to side, 2 storage heaters, feature fireplace fitted with wood burning stove, tv point, glazed door to:

L SHAPED HALLWAY
Storage heater, built-in airing cupboard housing lagged hot water cylinder and slatted shelving, built-in under stairs cupboard.

KITCHEN 11'6 x 8'
Window and half glazed door to side, contemporary Shaker style units, laminate work top, stainless steel sink and drainer, integral fridge, eye level double oven and grill, ceramic hob, laminate floor, temperature gauge for hot water (for solar panels- connected to water only).

LEAN TO CONSERVATORY 19'7 x 9'9
Tiled floor, plumbed for washing machine, access to 2 storage cupboards and;

INTEGRAL GARAGE 16' x 9''
Up and over door, power and lighting, consumer unit and electric meter and immersion switch located here.

Off L shaped hallway to;
BEDROOM 1 12'5 x 9'9
Window to side, built in double wardrobe, storage heater point.

BEDROOM 2 12'10 x 9'10 .
Patio door to rear, built in double wardrobe with sliding doors, storage heater.

BATHROOM 8'10 x 8'7
Window to rear with obscured glass, ceramic tiled floor, part panelled and part tiled walls, shower cubicle with electric Mira sport shower, bath,

Stairs off L shaped hallway to:

1st FLOOR LANDING
2 under eaves storage areas, velux window.

BEDROOM 3 13'3 x 8'7
Window to rear, 2 small built-in cupboards.

BEDROOM 4 14'5 x 8'7
Window to front, built-in storage cupboard and large storage area with doors.

OUTSIDE FRONT
Tarmac drive with parking for several cars, boundary hedge surrounding lawn with mature shrub borders, tarmac and paved path to rear, access to integral garage

OUTSIDE REAR
Private enclosed garden laid to lawn with patio, mature trees and shrubs, greenhouse, small shed, 2 larger bike sheds, newly erected 6' fence to rear.

ASSESSMENTS Band E

TENURE The property is Freehold.

SERVICES Mains water, drainage and electric are connected.

VIEWING By appointment only with;
Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 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.

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