

**18 GODRE'R GAER
LLWYNGWRIL
LL37 2JZ**

Price guide £155,000 freehold

Energy Efficiency Rating		Current	Needed
Walls	A		
Roofs	B		
Windows	C		61
Doors	B		
Floors	F	37	
Services	G		
Lighting			
Hot Water			
Energy Efficient Glazing			
England & Wales		EU Standard 300,000 kWh	



3 bedroom semi detached ex local authority house
Situated just off the centre of the village and a short walk to the beach and station
Wood double glazed windows, oil centrally heated
Fully enclosed front and rear garden
Partial sea views from some rear windows
In need of full modernisation.

This semi detached 3 bedroom property is situated in a cul-de-sac just off the centre of the village and a short walk to the beach and railway station. Comprising entrance hallway leading to lounge, kitchen/diner on the ground floor with 3 bedrooms and compact bathroom on the 1st floor. With oil central heating and wood double glazed windows. The front garden is block paved for easy maintenance with gated access to the rear corner plot garden paved, with gravel and decked areas and large fish pond plus insulated Summerhouse and block built workshop; coal shed and outside w.c. The property is in need of full modernisation.

Llwyngwriil is a small, beautiful and friendly village on the shores of Cardigan Bay. It has a shop with part-time post-office counter and lovely pub. Public transport is provided by local buses and the Cambrian Coast railway. Tywyn, which is approximately 8 miles away, boasts its own leisure centre and swimming pool complex, plus all the usual facilities including a cinema, doctors' surgery, cottage hospital and high school. For golfing, boating and all water sports, the delightful harbour village of Aberdyfi is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

Wood half glazed door to;

HALL

Window to front, under stairs cupboard, telephone point.

LOUNGE 14'4 x 12'

Window to rear with partial sea view, laminate floor, feature fireplace with electric fire, t.v. point.

KITCHEN 20' x 9'

Windows to front side and rear, upvc half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, electric cooker point, part tiled - part laminate and timber clad walls and ceiling, tiled floor, consumer unit, meter and oil boiler located here.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Window to front, access to loft.

BATHROOM 8' x 4'2 not inc bath recess.

Window to side, w.c, vanity wash basin, bath with electric shower over, tiled walls, vinyl floor.

BEDROOM 1 11'8 x 11'7

Window to rear with distant partial sea views, laminate floor.

BEDROOM 2 12'3 x 9'

Window to rear with partial distant sea views, 3 built-in cupboards one with slatted shelving and hot water cylinder, laminate floor.

BEDROOM 3 8'8 x 7'9

Window to front, recessed area.

OUTSIDE FRONT

Block paved with gated access to rear, oil tank located here.

OUTSIDE REAR

Block paved with gravel and decked area, large pond, partially filled in pond, Insulated Summerhouse with slate roof and block built workshop both with power, coalshed and w.c, outside tap and lighting.

ASSESSMENTS

Band B

TENURE

The property is Freehold.

SERVICES

Mains water, electricity and main drainage are connected.

AGENTS NOTE

The property is subject to a 106 restriction that requires any prospective purchasers to prove that they have either lived or worked within the County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council.

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.

18 Godrer Gaer, Llwyngwriil, Gwynedd, LL37 2JZ

Approximate Gross Internal Area
83.5 sq m / 899 sq ft

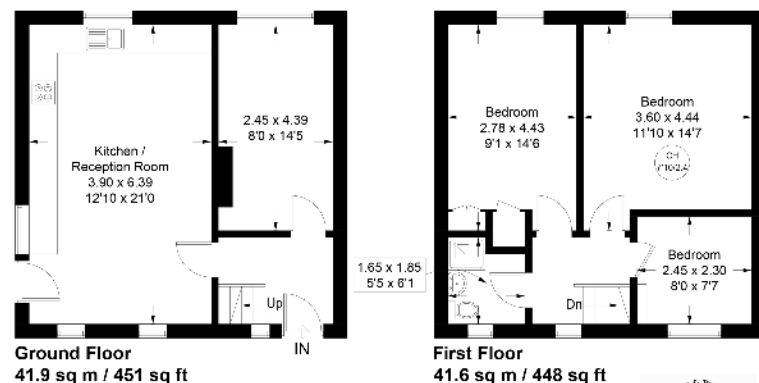


Illustration for identification purposes only,
measurements are approximate, not to scale.



