

**NODDFA
ABERGYNOLWYN
LL36 9YB**

OIRO £385,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A		A
Heating	B		B
Hot Water	B		B
Cooling	C		C
Lighting	C		C
Renewables	C		C

England & Wales



**Well presented 3 bedroom detached house
Attached single garage
Large enclosed garden
Lovely rural views**

This well presented detached house is situated on the edge of the village of Abergynolwyn with lovely rural views from all elevations. Situated on a very large plot Noddfa was built in 1959 and refurbished by the present vendors to include new upvc double glazing, contemporary kitchen and bathroom. The property comprises entrance hallway, lounge, conservatory, kitchen/diner, utility and cloakroom on the ground floor. Gas centrally heated with 3 good sized bedrooms and bathroom on the 1st floor. The grounds are a lovely feature extending to just under half an acre, fully enclosed with mature planting, laid to lawn, parking for 2 vehicles comfortably, vegetable garden, workshop and poly tunnel. At the rear of the property, there is a newly refurbished block-built outbuilding that is suitable for a variety of uses.

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.

Gas centrally heated the property comprises wood single glazed door to;

PORCH

Tiled floor, single glazed door and side panels to;

ENTRANCE HALL

Tiled flooring, under stair cupboards.

LOUNGE

17'9 x 10'3

Window to front, original parquet flooring, slate fireplace with gas flame effect fire, wood single glazed double doors to;

CONSERVATORY

9'7 x 8'

Upvc windows on 3 elevations, lantern roof, parquet flooring, wall mounted heater.

Off entrance hall, glazed door to;

L SHAPED KITCHEN/DINER

17'2 x 17'9 x 10'9

Window to front and rear, flooring, contemporary units, Kline resin work top, stainless steel sink and drainer, integral dishwasher, gas hob with glass splash back and stainless steel extractor over, eye level oven plus microwave oven, plinth heater, stable door to;

REAR HALL

Half glazed door to rear, tiled floor, access to w.c, storage cupboard, door to;

UTILITY

9'3 x 8'5

Window to front, plumbed for washing machine, Belfast sink, woodblock work top.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Window to rear, built-in cupboard housing Worcester combi boiler, access to insulated and boarded loft with pull down ladder.

BATHROOM

7'2 x 6'8

Window to rear, tiled floor, part tiled walls, wash basin, w c, P Shaped bath with electric shower over and glass screen, heated towel rail, LED mirrored cabinet.

BEDROOM 1

13'6 x 10'6

Window to front, built-in wardrobe.

BEDROOM 2

11'2 x 10'8

Window to front, built-in wardrobe.

BEDROOM 3

10'7 x 6'9

Window to rear, built-in airing cupboard with slatted shelving and radiator.

OUTSIDE FRONT

Fully enclosed gated entrance, parking for 2 cars comfortably, mature shrubs, gated path either side to rear, Calor gas tank.

GARAGE

15'2 x 8'5

Up and over door; power and lighting.

OUTSIDE REAR

Laid to lawn, mature shrubs and trees, tap, patio area, block built outbuilding (in need of roof and refurbishment), vegetable garden, wooden workshop, poly tunnel.

BAND

E

ASSESSMENTS

Mains water, private drainage and electric are connected.

Viewing by appointment only with;

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, 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

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



