

**SHELTON
LLWYNGWRIL
LL37 2JD**

Offers in the region of £330,000 Freehold

Energy Efficiency Rating		Current	Potential
Overall Energy Efficiency Rating	A		
Walls	B		
Floors	C		
Roofs	D		
Windows	E		
Services	F		
Overall Energy Efficiency Rating	G		

England & Wales
EU Directives
2002/91/EC
10/2014/529



**Refurbished bungalow
2 double bedrooms
Large kitchen / diner
Enclosed garden
Garden and parking
Distant sea views from front facing windows**

This well presented 2 bedroom detached bungalow is situated in the heart of the village of Llwyngwriil within easy walking distance to the pub, local shop, railway station and pebble beach. Refurbished in 2023 to include new windows; kitchen, shower room, central heating boiler, wiring, plumbing, insulated external walls and installation of multi fuel stove. The property comprises; entrance hallway leading to lounge, 2 double bedrooms shower room and large kitchen / diner. With distant views of Cardigan Bay to the Llyn Peninsular in the distance from front facing windows. The enclosed gardens are a blank canvas, laid to lawn with mature surrounding hedging. There is tarmac parking and access to a single garage. The property has Calor gas central heating and upvc double glazing.

Llwyngwriil is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop, Post Office and lovely pub and there is a daily bus and mainline rail service. Tywyn which is approximately 8 miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. Dolgellau another hub for shops and leisure centre is approximately 11 miles away. For golfing, boating and all water sports the delightful harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises the original wood panelled and half glazed door to;

HALLWAY

Original tiled floor, access to;

LOFT 13'4 x 12'

With pull down ladder, fully boarded, skylight, under eaves access, Worcester boiler located here.

LOUNGE 12'7 x 11'8 into recess

Window to front and side, multi fuel stove on slate hearth, t v point.

KITCHEN / DINER 20'3' x 9'8 max

Window to rear and side, upvc door to side, grey contemporary units, wood effect work top, stainless steel 1.5 sink and drainer, space for washing machine, integral dishwasher, Calor gas hob with filter over, eye level fan oven, under cupboard lighting, consumer unit located here.

SHOWER ROOM 8'5 x 6'3

Window to rear, wash basin with led mirror over, w c, large tiled shower cubicle with electric shower, part tiled walls, extractor.

BEDROOM 1 12'8 x 11' into recess

Window to front.

BEDROOM 2 10'9 x 10'7 into recess

Window to side and rear.

OUTSIDE

Mature surrounding hedging, gated access, laid to lawn, tarmac parking for 1 vehicle, access to;

GARAGE 16' x 9'4

Up and over door, window to side and rear, power.

ASSESSMENTS

Band D

SERVICES

Mains water, electricity and main drainage are connected.

VIEWING

By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or 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.





