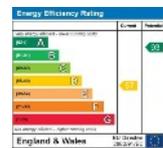


**3 THE OLD GARAGES  
MILL LANE  
LLWYNGWRIL  
LL37 2JA**

**Offers in the region of £130,000 Freehold**



Energy Efficiency Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	35-48
G	1-34

England & Wales



**Two bedroom end terrace cottage, with wood double glazing and electric storage heating  
Small enclosed yard**

**Perfect letting investment opportunity for short hold lets- or retirement / 1<sup>st</sup> time buyers residence**

3 Mill Lane is a compact 2 bedroom end terrace cottage situated on a quiet lane leading to the beach and just off the village centre. With mainly all wood double glazed windows and recently fitted efficient electric storage and panel heating. With a walled rear yard with side access and right of way through to cottages 1 and 2 only. This property would make an ideal retirement home or 1<sup>st</sup> time buyers residence or as an investment for long term lets.

Llwyngwrl 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. 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 upvc half glazed door to hallway with stairs to first floor and dado rail.

**LOUNGE** 14' x 10' 6 max 6'4 at narrowest point.  
Wood double glazed window to front, storage heater, dado rail, consumer unit located here, large under stairs cupboard.

**KITCHEN** 9'5 x 8'8 max 6'6 at narrowest point.  
Upvc half glazed door and window to rear, pine effect cupboards with laminate work top, composite sink and drainer, plumbed for washing machine, space for fridge freezer, electric hob, built-in oven, vinyl floor, storage heater, part tiled walls.

Off entrance hallway stairs to;

**FIRST FLOOR LANDING**  
Access to boarded loft with pull down ladder.

**BEDROOM 1** 10'5 x 7'6 at widest point.  
Wood double glazed window to front, large built-in double wardrobe, dado rail, wall mounted panel heater.

**BATHROOM** 9' x 4'8  
Wood double glazed window to side, hip bath with electric shower over and glass screen, wash basin, w c, heated towel rail, fully tiled walls, vinyl floor.

**BEDROOM 2** 7'5 x 7'3 max  
Wood double glazed window to rear, wall mounted panel heater.

**OUTSIDE REAR**  
Side access to rear enclosed walled yard, right of way to cottages 1 and 2.

**ASSESSMENTS** Band C

**TENURE** The property is Freehold.

**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.





