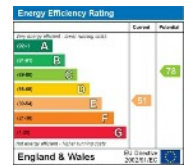


**ARIANFOR
LLWYNGWRIL
LL37 2JD**

PRICE GUIDE £350,000 Freehold



**3 double Bedrooms
Kitchen/diner
Beautifully planted front and rear fully enclosed gardens
Parking for 4 vehicles
Retaining many original features
Distant sea views from the rear**

This 3 bedroom detached Art deco period house is situated in the heart of the village of Llwyngwriil within easy walking distance to the pub, local shop, railway station and pebble beach. Retaining many original features this property would make an ideal family home. Comprising entrance hallway leading to lounge,/dining room, kitchen/breakfast room and cloakroom on the ground floor. Large family bathroom and 3 double bedrooms on the 1st floor plus small office. The rear facing rooms all overlook the maturely planted rear garden with stunning views of the sea, Cardigan Bay and the Llyn Peninsular in the distance. There is private parking for 4 vehicles at the front and side. Upvc double glazed with electric heating.

Llwyngwriil is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a cafe in Hendre hall 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 upvc half glazed door to;

HALLWAY

Original tiled floor, built in cupboard housing electric meter and consumer unit, storage heater.

CLOAKROOM 5'2 x 2'9

Window to rear, w c, compact wash basin, part tiled walls, tiled floor.

KITCHEN/BREAKFAST ROOM 22'11 x 11'5 into recess.

Bay to front, window to rear - 2 to side, glazed door to rear, Karndean Art select vinyl flooring, fireplace (not in use), Climastar wall mounted heater, pine units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, electric cooker point, part tiled walls, timber clad ceiling to kitchen area,

LOUNGE 11'9 x 11'2

Bay window to front, original stripped floorboards, tiled fireplace with Charnwood multi fuel stove and Thermocrete chimney liner, tv point, open to;

DINING ROOM 11'2 x 9'4

French doors to rear, original stripped floorboards, open fireplace(not in use with slate hearth, Climastar wall mounted heater.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Window to rear, storage heater, access to boarded loft with pull down ladder and velux window, built in airing cupboard with lagged hot water cylinder and slatted shelving.

BEDROOM 1 12'1 x 11'4

Window to front, wall mounted panel heater, tiled fireplace (not in use).

BEDROOM 2 12' x 11'1

Window to front, tiled fireplace (not in use).

OFFICE 8' x 5'2

Window to front.

BEDROOM 3 11'1 x 9'7

Window to rear, wall mounted panel heater, tiled fireplace(not in use), tv booster and tv point.

BATHROOM 9'3 x 7'9

Window to rear, and side, wash basin, w c, bath with electric shower over, part tiled walls, and floor, extractor, storage heater.

OUTSIDE FRONT

Gated entrance with low surrounding wall, mature shrubs, parking for 2 vehicles plus driveway with further parking for 2 vehicles, access to rear.

OUTSIDE REAR

Enclosed, maturely planted with several areas to enjoy the view, Shed, greenhouse, **SUMMERHOUSE** 15'9 x 11' with tiled floor, windows on 3 elevations and power.

ASSESSMENTS Band E

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.

