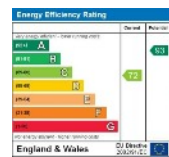


**1 THE OLD GARAGE
MILL LANE
LLWYNGWRIL
LL37 2JA**

OFFERS IN THE REGION OF £150,000 FREEHOLD



**Well presented 2 bedroom mid terrace house built in 1990
Situated in the heart of the village
Enclosed rear yard**

This well presented mid terrace cottage was built in 1990 and is situated in the heart of the village on a quiet lane, a short walk to the beach, local shop/cafe and station. Comprising open plan lounge through to dining area and well fitted kitchen with eye level Neff appliances. Upstairs are 2 bedrooms and shower room. To the rear is a low maintenance, enclosed patio with room for a table and chairs. with remote control electric radiators, and wood double glazed windows.

Llwyngwril is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a cafe shop 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. 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 half glazed upvc wood effect door to;

LOUNGE 14'4 x 12'

2 wood double glazed windows to front, laminate floor, telephone and tv point, remote control electric radiator, consumer unit located here, under stairs cupboard, open to;

DINING AREA 10' x 7'2

Upvc half glazed door to rear, laminate floor remote control electric radiator, open to;

KITCHEN 9'9 x 6'6

Wood double glazed window to rear, base and wall units, under cupboard led lighting, laminate work top, Neff eye level compact double oven with microwave and grill plus warming drawer, induction hob, integrated slim line dishwasher, space for larder fridge/freezer, part tiled walls, solid granite sink and drainer, under sink water heater,plumbed for washing machine, tiled floor.

Off lounge stairs to;

1ST FLOOR LANDING

Access to insulated loft.

BEDROOM 1 12'7 x 10'3`not inc recess

2 Wood double glazed windows to front, built-in cupboard, remote control electric radiator.

BEDROOM 2 10'2 x 7'3

Wood double glazed window to rear, remote control electric radiator.

SHOWER ROOM 6'5 x 5'7

Wood double glazed window to rear, vanity wash basin and w c with under sink instant water heater, walk in shower cubicle with Mira electric power shower, panelled walls, heated towel rail, extractor, vinyl floor.

OUTSIDE REAR

Fully enclosed paved patio, with outside tap, with right of way through 2 and 3 (there is no right of way through the rear of this patio area).

ASSESSMENTS

Council Tax Band **B**

SERVICES

Mains water, electricity and main drainage are connected.

DISCLAIMER

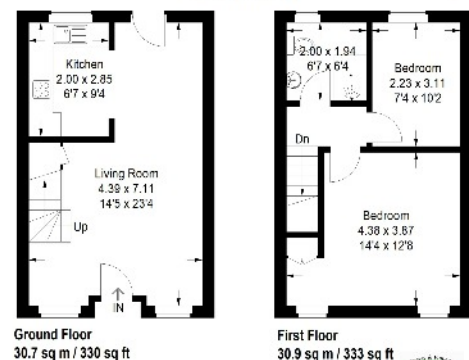
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LASER TAPE CLAUSE

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

1 The Old Garage, Mill Lane, Llwyngwril, Gwynedd, LL37 2JA

Approximate Gross Internal Area
61.6 sq m / 663 sq ft



Ground Floor
30.7 sq m / 330 sq ft

First Floor
30.9 sq m / 333 sq ft

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





