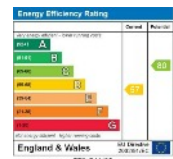


**AEL Y BRYN  
BRYNHYFRYD ROAD  
TYWYN  
LL36 9HG**

**Price guide £600,000 Freehold**



**8 bedroom detached house of character  
South facing with stunning views from the rear  
Gated entrance to large tarmac driveway  
Detached garage  
PV cells  
Zoned central heating  
Generous garden**

This impressive house is situated conveniently within easy reach of all amenities. Late Victorian with many original features remaining including deep skirtings, panelled hallways, picture rails, coving, refurbished sliding sash windows to the front elevation and a dry cellar with the original flagstones. Originally built as an 8 bedroom house with 3 of these rooms now used as office space. The outside space is large without being overwhelming, mainly laid to lawn with mature hedges and planting, tarmac driveway for several vehicles, detached garage with storage lean to, poly tunnel and vegetable bed. The spacious rear paved terrace has been re-laid and refurbished (July 2024). The ground floor comprises panelled entrance hallway leading to 2 reception rooms with bay windows overlooking the garden, kitchen / breakfast room, rear hallway with lantern roof leading to the utility and shower room. On the first floor are 4 double bedrooms, bathroom and shower room with a further 4 double rooms on the second floor. The cellar spans almost the original footprint of the house and is split into several rooms with access to the garden. The PV cells are on the original 2010 feed-in tariff and the heating is zoned into 12 areas. There are 2 multifuel stoves in working order. The Worcester boiler was replaced in 2017.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises original half glazed door and side panels to;  
**PORCH**

Minton tiled floor, half glazed door and side panels to;

**ENTRANCE HALL / SNUG** 3.40 x 3.49 - 11'5 x 11'2

Sash windows to front, timber floor, panelled walls, multi fuel stove set in tiled surround.

**LIVING ROOM** 5.02 x 3.78 - 16.6 x 12'5

Upvc bay window to rear, marble fireplace with gas flame effect fire.

**DINING ROOM** 5.6 x 3.79 - 16'11 x 12'5

Upvc bay window to rear, cast iron fireplace with gas flame effect fire. oak floor.

**KITCHEN / DINER** 7.40 x 3.47 - 24'3 x 11'5

2 sash windows to front, upvc French doors to rear, tiled floor, solid oak units, quartz work top, range cooker with 5 ring gas hob and extractor over, Miele integral dishwasher, composite sink and drainer, extractor, multifuel stove, half glazed door to;

**REAR HALL** 4.61 x 2.10 - 15'6 x 6'11

Karndeian floor with wet under floor heating, upvc door to side, upvc lantern roof with remote opening, oak units, laminate work top.

**SHOWER ROOM** 1.96 x 1.79 - 6'5 x 5'10

Velux to rear, part tiled walls, Karndeian floor, corner shower cubicle with electric shower, wash basin, w c, sensor extractor.

**UTILITY** 2.67 x 1.95 - 8'9 x 6'5

Upvc window to rear, oak cupboards, laminate work top, ceramic sink and drainer, plumbed for washing machine, Worcester boiler(installed 2017) consumer unit (replaced 2021) and pv cell inverter located here, built in cupboard housing hot water cylinder. Karndeian floor.

Stairs to 1<sup>st</sup> floor landing with original sash window to front, upvc window to rear, panelled walls.

**BEDROOM 1 (currently used as an office)** 3.49 x 3.40 - 11'5 x 11'2. Original window to front and side.

**BEDROOM 2** 5.6' x 3.78 - 18'5 x 12'5

Upvc bay window to rear, built in cupboard.

**BEDROOM 3** 4.76 x 3.78 - 15'7 x 12'5

Upvc bay window to rear, built in cupboard.

**BEDROOM 4** 4.28 x 3.46 - 14'1 x 11'4

Sash window to front.

**BATHROOM** 2.68 x 2.23 - 8'10 x 7'4

Sash window to front, tiled walls, vinyl floor, wash basin, w c, roll top bath, sensor extractor.

**SHOWER ROOM** 2.0' x 1.65 - 6'7 x 5'5

Upvc window to rear, wash basin, w c, corner shower cubicle, tiled walls, vinyl floor, sensor extractor.

Stairs to 2<sup>nd</sup> floor landing with sash window to front and panelled walls.

**BEDROOM 5** 4.61 x 3.46 - 15'1 x 11'4

Upvc window to side, original cast iron fireplace.

**BEDROOM 6 (store)** 4.65 x 4.20 - 14'1 x 11'4

Upvc window to side.

**BEDROOM 7 (office)** 5.20 x 3.80 - 17'1 x 12'6

Velux to rear.

**BEDROOM 8 (office)** 5.20 x 3.78 - 17'1 x 12'5

Velux to rear.

**CELLAR**

Split into 3 rooms spanning almost the footprint of the house. With flagstone floor, upvc window to side, door to side with access to garden.

**OUTSIDE**

Tarmac drive for several vehicles, mature shrubs, trees and hedging, access either side of property to rear, laid to lawn with mature shrubs and trees, vegetable garden, poly tunnel, paved terrace.

**DETACHED GARAGE** 7.62 x 4.48 - 25' x 14'7

Electric door, window to rear, lean to storage area.

**TENURE** The property is freehold.

**ASSESSMENTS** Band G

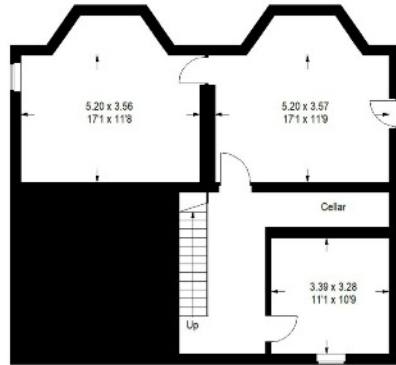
**SERVICES** Mains water, gas, electricity and main drainage are connected.

**VIEWING**

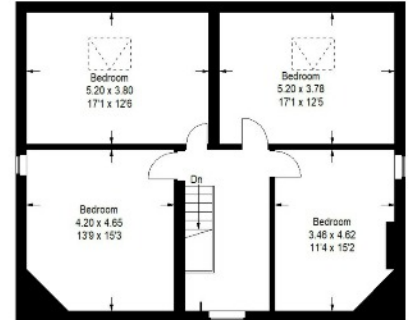
By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

**Ael y Bryn Bryn Hyfryd Road, Tywyn, Gwynedd, LL36 9HG**

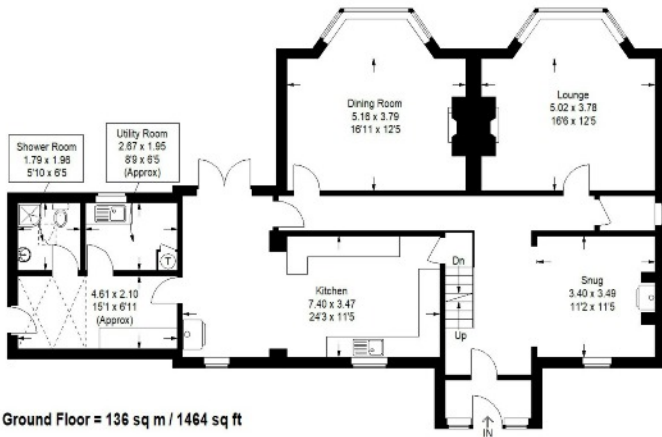
Approximate Gross Internal Area = 337.2 sq m / 3630 sq ft  
Cellar = 74.7 sq m / 804 sq ft  
Total = 411.9 sq m / 4434 sq ft



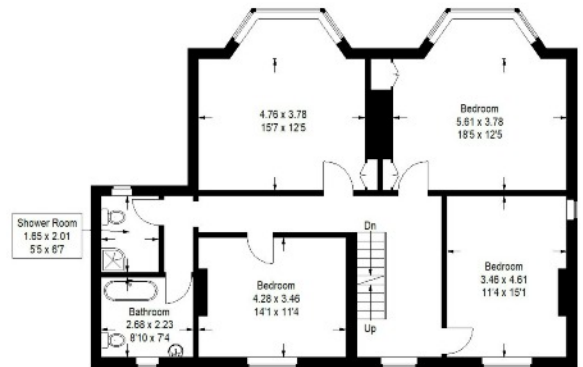
Cellar = 74.7 sq m / 804 sq ft



Second Floor = 91.2 sq m / 982 sq ft



Ground Floor = 136 sq m / 1464 sq ft



First Floor = 110 sq m / 1184 sq ft

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



**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.



