

**8 TAN Y BRYN STREET
ABERGYNOLWYN
LL36 9UY**

£145,000 FREEHOLD

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 100 | A | | |
| 75 | B | | |
| 50 | C | | |
| 25 | D | | |
| 10 | E | | |
| 5 | F | | |
| 1 | G | | |

England & Wales
2008/11



**Two bedroom mid terrace cottage
Grade 2 listed
Electric heating
Fully enclosed rear paved garden**

This Grade two listed Welsh stone terraced cottage is set in a quiet residential location within close walking distance to the village pub and village hall. Comprising open plan lounge /diner through to kitchen on the ground floor, 2 bedrooms and bathroom plus mezzanine bedroom on the 1st floor. With electric storage heating, multi-fuel stove and partially double glazed windows. The rear garden is fully enclosed, maturely planted with access to a pedestrian right of way at the rear. There is a stone built storage shed attached to the property.

Abergynolwyn is in the heart of the Snowdonia National Park and is surrounded by beautiful unspoilt countryside with many well known beauty spots nearby. The famous Talyllyn Railway, one of the oldest narrow gauge railways in the world runs from Abergynolwyn to the sea and sandy beaches of Tywyn just seven miles away. Bus services are available to Dolgellau, Barmouth, Aberdovey and Tywyn.

The property comprises;

Wood panelled door to;

HALLWAY

Staircase, electric meter and consumer unit.

LOUNGE

21'5 x 11'7

Wood single glazed window to front double glazed to rear, fireplace with multi fuel stove plus original cast iron fireplace, recessed built-in cupboard with shelving over, storage heater, under stairs cupboard, slate flagstone floor open to;

KITCHEN

9'9 x 8'

Half glazed door and double glazed window to side, base units, laminate work top, stainless sink and drainer, plumbed for washing machine, calor gas hob, slate flagstone floor.

Off entrance hallway, stairs to 1st floor landing, storage heater, skylight to front, vinyl floor.

BATHROOM

10' x 8'3

Single glazed window to side, enamel bath, wash basin, panelled corner shower cubicle with electric shower, built-in cupboard with hot water cylinder, slatted shelving and cold water tank, storage heater, vinyl floor.

BEDROOM 1

16'8 x 8'2

Single glazed window to rear, original cast iron fireplace, vinyl floor.

BEDROOM 2

10'7 x 7'9

Single glazed window to front, original cast iron fireplace, vinyl floor.

Open staircase to;

MEZZANINE

13'9 x 8'6

Skylight to front.

OUTSIDE REAR

Slated steps down to a fully enclosed paved and gravel patio garden area with gated access to rear pedestrian pathway, water butt and mature shrubs,

STONE WORK-SHOP

9'2 x 8'6

Window and skylight to rear, power and light.

BAND

B

ASSESSMENTS

Electric, mains water and drainage.

Viewing by appointment only with:

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, 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.





