



**4 y GROESFFORDD
BRYNCRUG
LL36 9RP**

PRICE £295,000 Non Negotiable - Freehold

Energy Efficiency Rating	
Current	Potential
	
England & Wales	



**Well presented 3 bedroom detached dormer bungalow
Contemporary interior
Large block paved driveway with parking for several vehicles
PV cells and air source heat pump
Upvc windows
Landscaped rear garden
Large corner plot.**

This detached 3 bedroom dormer bungalow is situated on the popular estate of y Groesffordd close to the village centre and a short drive to the coastal town of Tywyn. With contemporary open plan living accommodation, 3 spacious bedrooms, master with en-suite shower plus family bathroom. Situated on a corner plot, the rear garden is larger than expected and beautifully landscaped with mature shrubs and trees; 2 ponds; a vegetable garden and still room for a lawn; Summerhouse and compost area. The front drive has been block paved with room for several vehicles comfortably. The present owners had PV cells fitted 2013) and more recently an air source heat pump (installed 2022). With upvc double glazed windows and doors throughout.

Bryncrug is approximately two miles from the busy coastal resort of Tywyn. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dolgoch Falls, 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 half glazed door to;

ENTRANCE HALL

Quickstep laminate flooring.

LOUNGE

4.91 x 3.24

Large south facing window to front, quickstep laminate flooring, slate open fireplace (in working order), open to;

DINING AREA / KITCHEN

6.32 x 2.66

Window to front, quickstep laminate flooring, white units, wood effect laminate work top, stainless steel sink and drainer, integral dishwasher, range style oven with ceramic hob and stainless steel extractor over, pull out larder cupboard, part tiled walls, half glazed door to;

UTILITY

2.29 x 1.07

Window s on 2 elevations, half glazed door to rear, polycarbonate roof, plumbed for washing machine.

Off entrance hallway, 2 carpeted steps to;

BATHROOM

12'5 x 9'9

3.23 x 1.91

Window to side, vanity wash basin, w c, bath with shower over and glass screen plus shower head handset, heated towel rail, vinyl floor, extractor, part tiled walls.

BEDROOM 1

3.89 x 3.85

Window to rear.

BEDROOM

3.87 x 3.28

Window to rear.

Internal hallway with window to front and side, stairs to;

MASTER BEDROOM

5.65 x 3.44

2 velux windows, French doors to rear with Juliet balcony, under eaves storage, inset drawer units x 2, open to dressing area with curtained hanging rails and door to;

EN-SUITE SHOWER

2.71 x 2.37

Velux window to side, vanity wash basin, w c, tiled shower cubicle with curtain, vinyl floor, access to large walk in loft space.

OUTSIDE FRONT

Block paved driveway for several vehicles, mature shrubs, gated access to rear.

OUTSIDE REAR

Private enclosed garden split into several areas of interest with mature shrubs and trees; 2 ponds; vegetable garden, Summerhouse, large shed, lawn area, raised decked terrace with access from utility, air source heat pump located here, tap and lighting.

GARAGE

4.71 x 2.89

Up and over door, wood window to rear, electric consumer unit/meter and hot water cylinder located here.

ASSESSMENTS

Band E

TENURE

The property is Freehold.

SERVICES

Mains water, drainage and electric are connected.

VIEWING By appointment only with;

Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500. 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.

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

