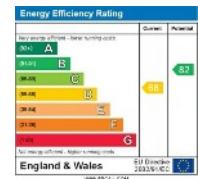


**1 PEN Y GRAIG
BRYNCRUG
LL36 9PR**

£210,000 Freehold



**3 bedroom end terraced cottage
Fully refurbished
Upvc double glazed with oil central heating
Enclosed rear garden**

This delightful end terraced cottage is situated in the heart of the village of Brynrcrug and just 2 miles from Tywyn. 1 of 4 cottages in the row. Fully refurbished to include re wiring, plumbing, new oil central heating, plastering, floor; walls and loft insulation. Comprising lounge, kitchen, utility area and bathroom on the ground floor with 3 bedrooms and shower room on the 1st floor. With enclosed rear garden laid to lawn and 2 brick built storage sheds.

Brynrcrug 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 Tallyllyn 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 upvc half glazed door to:

LOUNGE 4.00 x 3.64

Upvc window to front, laminate floor, tv point, built in cupboard housing consumer unit.

KITCHEN/DINER 3.87 x 2.91

Upvc window to side, tiled floor, contemporary units, laminate work top, built in oven, ceramic hob and extractor over, stainless steel sink and drainer, space for dishwasher and fridge, open to;

REAR LOBBY

Upvc window to side, half glazed door to rear, tiled floor.

UTILITY AREA

Upvc window to side, tiled floor, Worcester combi boiler located here, plumbed for washing machine.

BATHROOM 1.90 x 1.39

Upvc window to rear, tiled floor, w c, vanity wash basin, compact bath with shower over and curtain, part tiled walls, heated towel rail, extractor.

Stairs to 1st floor landing and access to loft.

BEDROOM 1 3.13 x 2.77

Upvc window to front, built in double cupboard with hanging rail.

BEDROOM 2 3.03 x 2.76

Upvc window to rear, 2 built in cupboards.

BEDROOM 3 2.51 x 1.99

Upvc window to side.

SHOWER ROOM 2.72 x 0.89

Tiled shower cubicle with electric shower and glass screen, vanity wash basin, w c, vinyl floor, heated towel rail, extractor.

OUTSIDE FRONT

Shared right of way across terrace including side path to rear for all 4 properties, light.

OUTSIDE REAR

Shared right of way to all storage sheds, gated access to enclosed garden laid to lawn, oil tank located here. 2 brick built sheds.

ASSESSMENTS Band C

TENURE The property is Freehold.

SERVICES Mains water, electric and 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.



