

**3 PANDY SQUARE  
ABERGYNOLWYN  
LL36 9UU**

**PRICE £95,000 FREEHOLD**

Energy Efficiency Rating		
Environment	Energy	Water
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G
England & Wales		



**End terrace 1 bedroom cottage  
Situated in the heart of the village  
In need of renovation.  
Parking for one car.  
Front and side terrace**

This Welsh stone end terrace cottage is situated in the heart of the rural village of Abergynolwyn. Comprising entrance lobby leading to lounge/diner with inglenook fireplace, kitchen and shower room on the ground floor, open staircase to double bedroom on the 1<sup>st</sup> floor. With rural and village views from most elevations. Outside front is a small slate paved terrace leading to a side paved terrace with parking for one vehicle. The owners have commenced works, fitted some new upvc windows and composite door, installed a flue liner and rendered and repaired the chimney and it is being sold as seen as a renovation project.

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 composite door to;

### **ENTRANCE LOBBY**

Consumer unit and meter located here, door to;

**LOUNGE/DINER** 5.21 x 3.34 not inc inglenook.

Upvc sash window to front, beamed ceiling, inglenook fireplace with bread oven, slate flagstone floor, door to;

**KITCHEN** 3.63 x 3.18 inc shower room. Stable door to front, wood window and skylight to side, flagstone floor, sink and drainer with hot water heater, electric cooker point.

**SHOWER ROOM** 1.60 x 1.30

Wash basin with hot water heater, w c, tiled shower cubicle with curtain and electric shower, extractor.

Of lounge, open staircase to;

**BEDROOM** 5.32 x 3.39 not inc recess.

Upvc sash window to front and side.

### **OUTSIDE FRONT**

Slate paved terrace with path to side slate paved terraced area, mature hedge.

**ASSESSMENTS** Band B

**SERVICES** Mains water, drainage and electric are connected.

### **Viewing by appointment only with:**

Welsh Property Services, Cambrian House, High Street, Tywyn.  
01654 710 500, [info@welshpropertyservices.com](mailto: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.









