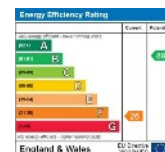


**GWALIA
LLWYNGWRIL
LL37 2YJ**

Price £160,000 freehold



**Traditional Welsh stone cottage of character
2 double bedrooms
2 multi fuel burners
Upvc double glazed
Enclosed patio garden**

This charming cottage of character is situated in the heart of the village and within easy walking distance to the beach, railway station, village shop, pub and Hendre Hall where you can buy local produce and have a coffee. Retaining many original features the cottage comprises a kitchen diner and lounge on the ground floor both with multi fuel stoves. With 2 double bedrooms and bathroom on the first floor. At the rear is a fully enclosed and paved patio garden area with right of way to the front over the neighbours terrace. The front garden belongs to the cottage attached. Originally Gwalia was a shop and tea room. Since 2019 the current vendor has had all new upvc windows and rear door fitted, installed 2 multi fuel stoves, re roofed the rear elevation, refurbished the kitchen, paved the rear garden area to name a few of the improvements.

Llwyngwril is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop a post office hub weekly and there is a daily bus and mainline rail service. Tywyn which is approximately 8 miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. Dolgellau another hub for shops and leisure centre is approximately 11 miles away. For golfing, boating and all water sports the harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The cottage comprises original timber door to;

KITCHEN / DINER 3.43 x 3.36

Upvc window to front and side, painted units, laminate wood effect worktop, ceramic sink, range style cooker with extractor over, space for under counter fridge and freezer, pantry cupboard - plumbed for washing machine, multi fuel stove, beamed ceiling, laminate floor, part tiled- part panelled walls, glazed door to;

LOUNGE 4.43 x 4.25

Upvc window and fully glazed door to rear, exposed stone inglenook fireplace with 4 kw multi fuel stove, laminate floor, under stairs cupboard, built in cupboard housing consumer unit and meter, telephone and tv point? Wall mounted panel heater.

Stairs to 1st floor landing with safety glass balustrading, built in cupboard housing hot water cylinder.

BEDROOM 1 4.87 x 3.79

Upvc window to rear, decorative fireplace (not in working order) built in cupboard, wall mounted heater, access to loft, beamed ceiling.

BEDROOM 2 3.79 x 2.29

Window to side, access to loft, exposed stone feature walls, and wall mounted heater.

BATHROOM 2.75 x 1.50

Upvc window to side, vanity wash basin, w c, P shaped bath with shower head handset and glass screen, part tiled - part panelled walls, electric towel rail radiator.

OUTSIDE FRONT

Wrought iron gate to shared access to front door.

REAR

Right of way access to rear enclosed paved patio garden.

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage are connected.

ASSESSMENTS Band B

SERVICES Mains water, electricity and main drainage are connected.

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.

Gwalia Llwyngwril, Gwynedd, LL37 2YJ

Approximate Gross Internal Area
69.0 sq m / 742 sq ft

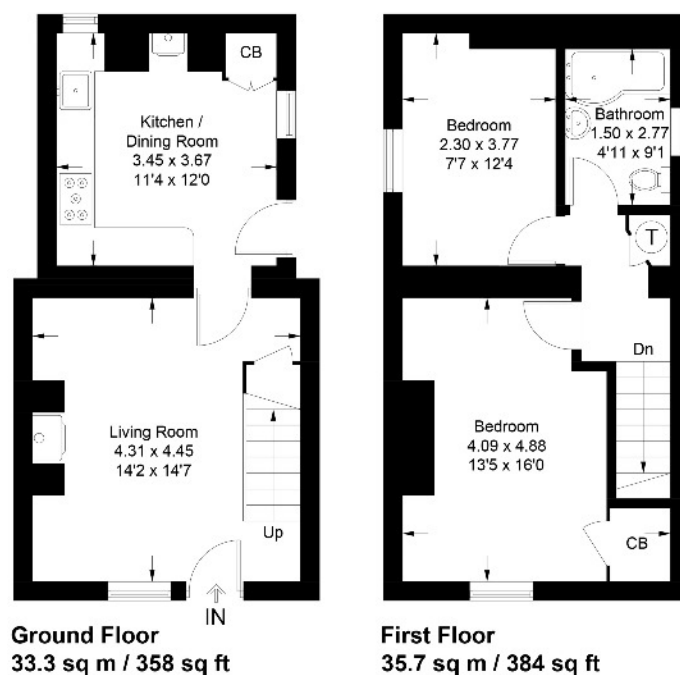


Illustration for identification purposes only,
measurements are approximate, not to scale.





