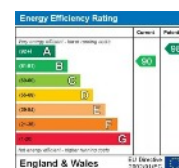


**AROSFA  
 LLWYNGWRIL  
 LL37 2YJ**

**Price £265,000 freehold**



**Immaculately presented and fully refurbished  
 End terrace cottage  
 Quiet location  
 2 double bedrooms  
 Large rear garden  
 Air source heat pump and PV cells**

This immaculately presented end terrace cottage is conveniently situated in a quiet location just off the centre of the village on a private lane. Refurbished in 2024 To include new bathroom, kitchen, multi fuel stoves, flooring, upvc wood effect windows, All external walls insulated, installation of air source heat pump and solar panels (installed 2024) Yet retaining a cottage feel. With small enclosed front terrace with space for a bench and large rear garden with stone built outbuilding and wooden shed. This is a blank canvas to landscape as you desire. Agents note: The property has super fast broadband.

Llwyngwrl is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop 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 upvc wood effect door to;

#### **LOBBY**

Laminate floor, glazed door to;

#### **HALLWAY**

Laminate floor, part panelled walls.

#### **KITCHEN / DINER** 3.53 x 3.17

Upvc window to front, exposed stone fireplace with multi fuel stove and oak mantle, bespoke ash units, sycamore worktop, stainless steel sink and drainer, ceramic hob with extractor over and glass splashback, eye level oven and microwave, integral fridge and freezer, plumbed for dishwasher, telephone point, part panelled walls, laminate floor.

#### **LOUNGE** 3.78 x 3.77 not inc recess.

Upvc window to rear, exposed stone inglenook fireplace with wood burning stove on slate slab, beamed ceiling, tv point, laminate floor, built in cupboard housing consumer unit and electric meter. Door to;

#### **UTILITY** 3.00 x 1.76

Upvc window to rear, upvc door to side, laminate floor, Belfast sink, laminate work top, plumbed for washing machine, space for tumble drier, part tiled walls.

Off entrance hallway, stairs to;

#### **1ST FLOOR LANDING**

Upvc window to rear, built in cupboard access to loft (hot water cylinder located here).

#### **BEDROOM 1** 4.18 x 2.55

Upvc window to front, laminate floor, part panelled wall.

#### **BEDROOM 2** 3.79 x 2.29

Window to rear, laminate floor.

#### **BATHROOM** 3.20 x 2.11

Upvc window to front, roll top bath, w c, vanity wash basin, tiled shower cubicle, heated towel rail, part panelled walls, laminate floor.

#### **OUTSIDE FRONT**

Wrought iron railings, paved terrace with space for bench and pots.

#### **REAR**

Fully enclosed with gated entrance, mature hedging, laid to lawn with concrete terrace, stone built work shop, shed, tap and lighting. Air source heat pump located here ( installed 2024). Gated access to neighbours property who have right of way to front.

#### **ASSESSMENTS** Band C

**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.

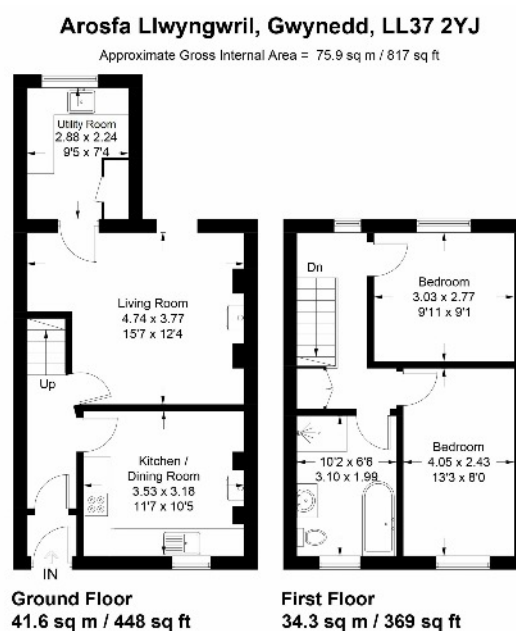


Illustration for identification purposes only, measurements are approximate, not to scale.







