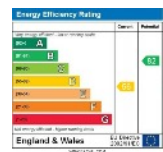


**4 PANDY SQUARE  
ABERGYNOLWYN  
LL36 9UU**

**PRICE £140,000 FREEHOLD**



**Mid terrace 2 bedroom cottage of character  
Situating in the heart of the village  
Parking for one car.  
Enclosed front garden  
Kitchen/diner, lounge, attic and cellar.**

This Welsh stone mid terrace cottage of character is situated in the heart of the rural village of Abergynolwyn. Comprising entrance lobby leading to lounge with inglenook fireplace and multi fuel stove and kitchen/diner on the ground floor, with 2 bedrooms shower room and en-suite wc to master bedroom on the 1<sup>st</sup> floor and a very useful storage room in the attic with independent staircase. With rural and village views from most elevations. Outside front is gravel parking for a vehicle, gated access to a small enclosed garden laid to lawn with mature shrubs and hedging and gravel terrace.

The cottage retains many original features including slate flagstone floors, belt and brace doors and beamed ceilings and has a large cellar spanning the entire footprint of the property. At the end of the row is a stone built storage shed.

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 timber panelled door to;

#### **ENTRANCE LOBBY**

Tiled floor, beamed ceiling, glazed door to;

#### **LOUNGE**

3.92 x 2.42 not inc inglenook.

Upvc sash window to front, beamed ceiling, inglenook fireplace with multi fuel stove, slate flagstone floor, built in cupboard, door to;

#### **KITCHEN**

3.93 x 3.28

Upvc sash window and half glazed timber door to rear, base units, woodblock work top, ceramic double sink with under sink hot water boiler which also supplies the en suite basin, plumbed for washing machine, built in oven, ceramic hob, slate flagstone floor, beamed ceiling, built in cupboard housing electric meter and consumer unit.

Off lounge stairs to 1<sup>st</sup> floor landing

#### **SHOWER ROOM**

1.60 x 1.30

Wash basin with hot water heater, w c, tiled corner shower cubicle with electric shower, tiled floor.

#### **BEDROOM 1**

3.95 x 3.43 inc en-suite w c.

Upvc sash window to rear, vaulted timber clad ceiling, wall, storage heater, door to;

#### **EN-SUITE W C**

Timber window to rear, wash basin, w c, vinyl floor.

#### **BEDROOM 2**

3.26 x 1.98

Upvc sash window to front.

Off landing, stairs to;

#### **ATTIC ROOM**

3.56 x 2.45

Skylight to front.

#### **CELLAR**

8.21 x 2.87

Accessed off the lounge, steps down to 2 cellar rooms spanning the footprint of the cottage.

#### **OUTSIDE**

Gated entrance to enclosed garden laid to lawn with gravel terrace, mature shrubs and hedging. Gravel parking for a vehicle at the front, right of way at left side end of terrace to rear, storage shed.

#### **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.









