

**3 CEFN COED
 BRYNCRUG
 LL36 9PP**

£125,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - low energy costs	A		99
Energy efficient - low energy costs	B		
Decent energy efficiency - average energy costs	C		
Some energy efficiency - above average energy costs	D		
Not very energy efficient - higher energy costs	E		
Energy inefficient - very high energy costs	F		
Very energy inefficient - extremely high energy costs	G		
England & Wales		EU Standard 2003/96/EC	95



**2 bedroom terraced cottage
 Upvc double glazed with electric panel heating.
 Front garden
 Rear stone built storage shed**

This delightful terraced cottage is situated in the heart of the village of Brynchrug and just 2 miles from Tywyn. 1 of 4 cottages in the row. Comprising open plan lounge and kitchen on the ground floor with 2 bedrooms and shower room on the 1st floor. Upvc double glazed with electric panel heating. Enclosed front garden and rear stone storage shed.

Brynchrug 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 Talyllyn 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 composite door to:

OPEN PLAN LOUNGE / KITCHEN 18'7 x 11'6

Window to front and rear, half glazed door to rear, original tiled floor to lounge area and slate flagstones to kitchen, cast iron wood burner, wall mounted heater, wood effect units, laminate work top, stainless steel sink and drainer, built in oven and ceramic hob (new in 2024), under stairs cupboard, telephone and t v point, electric meter and consumer unit located here.

Stairs to 1st floor landing with access to loft.

BEDROOM 1 11'6 x 9'11 max.

Window to front with pleasant views of the church, wall mounted panel heater, part timber panelled wall, built in cupboard housing hot water cylinder.

BEDROOM 2 9'9 x 5'5

Skylight to rear.

SHOWER ROOM 6'2 x 5'6

Skylight to rear, panelled walls, wash basin, w c, walk in cubicle with glass screen and electric shower over and fold away seat, extractor light, heated towel rail, vinyl floor.

OUTSIDE FRONT

Enclosed front garden with mature hedging and slate gravel.

OUTSIDE REAR

Right of way to all cottages, access to stone built storage shed 7'4 x 5'5 with light.

ASSESSMENTS Band A

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.

3 Cefn Coed Brynchrug, Tywyn, Gwynedd, LL36 9PP

Approximate Gross Internal Area = 40.7 sq m / 438 sq ft

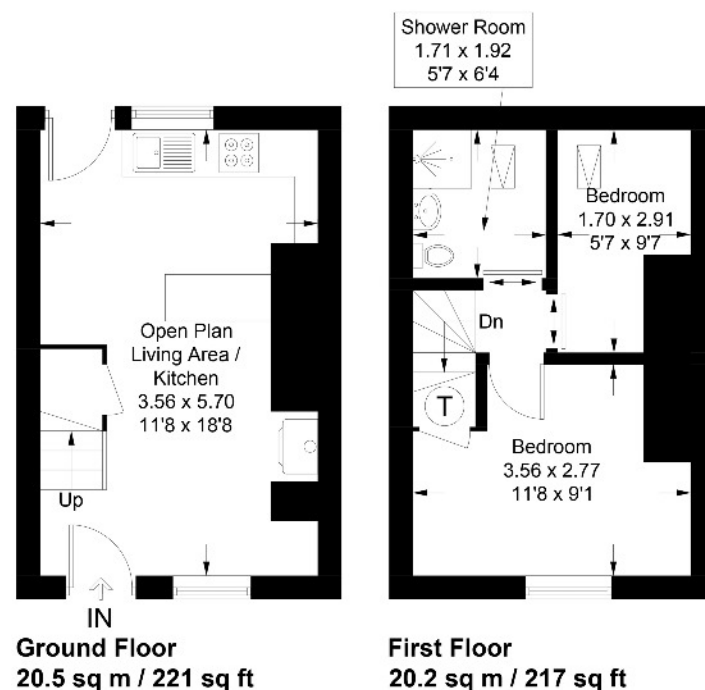


Illustration for identification purposes only, measurements are approximate, not to scale.





