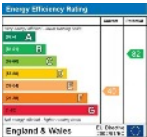


**TAN Y BRYN  
CEFN COED  
BRYNCRUG  
LL36 9PP**

**Price £210,000 Freehold**



**2 bedroom semi detached cottage  
Oil centrally heated / part upvc double glazed  
Enclosed rear garden  
Parking for 2 vehicles, single garage, 2 sheds, block built wood shed**

This semi detached cottage is situated in a quiet residential location close to the heart of the village. Comprising an open plan lounge / diner with beamed ceiling and multi fuel stove, and galley kitchen on the ground floor with 2 double bedrooms and family bathroom on the 1<sup>st</sup> floor. Outside rear, with gated access from the front to a utility room plumbed for washing machine and slightly elevated fully enclosed garden, maturely planted and low maintenance gravel and paved. Opposite the cottage and located over the road is a parcel of land with separate electrics, a single garage, insulated workshop, shed and block built wood shed plus off road parking for 2 vehicles. The cottage is part upvc double glazed and oil centrally heated.

Bryncrug 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 Tallylyn 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 upvc half glazed door to:

#### **LOUNGE / DINER** 5.73 x 4.84

2 upvc windows to front, brick built feature fireplace with multi fuel stove, beamed ceiling, t v and telephone point, door to;

#### **KITCHEN** 5.91 x 1.59

2 timber double glazed windows to rear; upvc half glazed door to side, tiled floor, base units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, Calor gas cooker point, consumer unit and electric meter located here.

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

#### **BEDROOM 1** 4.00 x 2.97

Upvc window to front, built in cupboard, vaulted beamed ceiling.

#### **BEDROOM 2** 4.89 x 2.52

Upvc window to front, timber double glazed to rear, laminate floor, timber clad vaulted beamed ceiling.

#### **BATHROOM** 3.30 x 2.98 inc cupboard.

Timber double glazed window to rear, vinyl floor, wash basin, w c, bath with electric shower and curtain over, built in airing cupboard with slatted shelving and radiator, part panelled walls.

**OUTSIDE REAR** Fully enclosed terrace area with covered gated access to front, 6 slate steps up to a low maintenance gravel and paved garden with mature hedging and shrubs, stone built storage shed, oil tank located here.

#### **UTILITY** 3.29 x 2.20

Single glazed windows to rear, stable door to side, poly carbonate roof, Worcester oil boiler located here, Belfast sink, plumbing for washing machine.

Opposite the cottage located over the road with independant electricity to the garage and workshop.

#### **PARKING AREA / GARAGE/WORKSHOPS**

Parking for 2 vehicles.

**SINGLE GARAGE** 5.34 x 3.09 with double doors.

**TIMBER INSULATED WORKSHOP** 4.69 x 2.29, Window to rear, door to side.

**TIMBER SHED** 3.07 x 2.39 with double doors.

**BLOCK BUILT WOOD SHED** 2.11 x 1.63

**ASSESSMENTS** Band C

**TENURE** The property is Freehold.

**SERVICES** Mains water, drainage and electric 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

**WHAT3WORDS; seaweed.ordering.corrosive**

#### **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.

