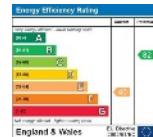


**TAN Y BRYN
CEFN COED
BRYNCRUG
LL36 9PP**

Price £190,000 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 1st 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 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 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 1st 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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

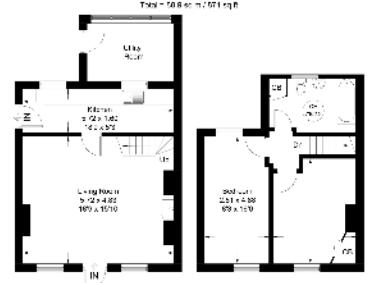
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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

Tan Y Bryn, Bryncrug, TYWYN, LL36 9PW
Net Internal GROSS Internal Area - 79.5 sq m / 851 sq ft
External - 7.4 sq m / 79 sq ft
Total - 86.9 sq m / 930 sq ft



Ground Floor 38.4 sq m / 413 sq ft
First Floor 35.1 sq m / 378 sq ft

Surveyed by: Steve Barker Surveyor Ltd
01654 710500 07811 222222





