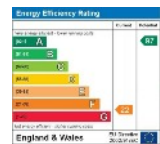


**BWLCH UCHAF
RHOSLEFAIN
LL36 9LU**

Price £360,000 Freehold



**4 bedroom detached house with small paddock and woodland
With rural views
Pre cast concrete garage and parking for several vehicles
Would benefit from updating**

This 4 bedroom house is situated in a slightly elevated position on a quiet lane in the rural hamlet of Rhoslefain. With uninterrupted rural views from most elevations. Originally built in the early 18th century as a single storey dwelling, the upper storey was added in the 1950's and it underwent further extension and modernisation in 2006. The property comprises entrance hallway leading to 2 reception rooms, kitchen, boot room and shower room on the ground floor with 4 bedrooms and bathroom on the 1st floor. With electric heating, open fire in the living room and mainly timber double glazed windows. The garden is laid to lawn. Opposite is off road parking for several vehicles and a pre cast concrete single garage plus a small paddock with woodland.

Rhoslefain is a small hamlet approximately 6 miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty.

The property comprises timber panelled door to;

ENTRANCE HALL

Tiled floor.

SHOWER ROOM

Window to front, tiled floor, wash basin, w c, tiled shower with electric shower and concertina door, electric towel rail.

KITCHEN

3.40 x 2.33

Upvc window to side, cream Shaker style units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, electric cooker, part tiled walls, tiled floor, wall mounted heater, half glazed door to;

BOOT ROOM

5.25 x 1.38

2 windows to rear, upvc door to side, tiled floor.

Off entrance hallway door to;

DINING ROOM

4.16 x 3.37

2 windows to front, tiled floor, under stairs cupboard, fireplace with tiled hearth (not in use), wall mounted heater, door to;

LOUNGE

4.66 x 3.56

2 windows to front, tiled floor, tv and telephone point, open fireplace in working order, built in cupboard housing consumer unit and electric meter.

Off dining room stairs to;

1ST FLOOR LANDING

2 windows to rear, built in cupboard with slatted shelving - hot water cylinder located here, access to loft, 2 wall mounted heaters.

BEDROOM 1

4.70 x 3.46

Window to front and side, wall mounted heater.

BATHROOM

2.96 x 1.67

Window to front, roll top bath, w c, wash basin, electric towel rail and vinyl floor.

BEDROOM 2

2.97 x 2.79

Window to front, wall mounted heater.

BEDROOM 3

3.75 x 2.76

Window to front, tiled fireplace, wall mounted heater.

BEDROOM 4

4.81 x 2.35

Upvc to side, timber window to front, wall mounted heater.

OUTSIDE

Fully enclosed grounds with gated entrance, laid to lawn, slate paved terrace, mature shrubs. Over the vehicular lane parking for several vehicles, detached pre cast concrete garage and small paddock and woodland. The septic tank is located in the paddock opposite.

ASSESSMENTS

Band D

TENURE

This property is freehold.

SERVICES

Mains water, electricity and private drainage are connected. Full fibre broadband available.

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence 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.





