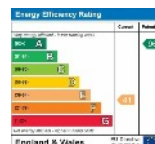


**15 TAN Y FEDW
ABERGYNOLWYN
LL36 9YU**

PRICE £310,000 FREEHOLD



**Immaculately presented 2 bedroom detached bungalow
LPG central heating, upvc double glazed throughout
Well fitted kitchen, shower room, conservatory
Fully enclosed rear garden with rural valley views**

This immaculately presented two bedroom bungalow is situated in an exclusive Cul-de-sac of similar properties, just off the centre of the village of Abergynolwyn. Comprising covered entrance porch to spacious hallway, 2 double bedrooms, shower room, dining room open to the lounge and well fitted kitchen and conservatory. The garage is now a workshop/storeroom with the benefit of a utility and w.c. The front garden is open plan with block paved parking for 2 cars, gated access to the rear fully enclosed and maturely planted garden with large elevated decking, greenhouse and shed.

Abergynolwyn is a delightful village set within the Snowdonia National Park. Unusually for rural villages it retains a pub and has an active village hall with an excellent cafe. There is a daily bus service to Tywyn which is approximately eight miles away and boasts its own leisure centre and swimming pool, plus all the usual facilities including a cinema, health centre, cottage hospital and primary and high schools. For golfing, boating and all water sports, the delightful harbour village of Aberdovey is just fourteen miles away past Tywyn towards Pennal and Machynlleth.

The accommodation comprises;

Upvc wood effect door with glazed side panels to;

PORCH

Tiled floor, glazed door and side panels to;

HALLWAY

Telephone point, central heating thermostat, double cupboard with hanging rail and shelf over, access to loft.

BEDROOM 1

Window to front, fitted dressing table and 3 double wardrobes.

BEDROOM 2

Window to rear with garden and valley view, dressing table unit, tv point.

SHOWER-ROOM

Frosted window to rear, vinyl floor, part tiled walls, wash basin, w.c, corner shower unit with Triton electric shower, plastic clad ceiling, built-in airing cupboard with slatted shelving, heated towel rail, wall mounted fan heater.

Off entrance hallway to;

DINING ROOM

Sliding door to rear with lovely valley view, laminate floor, archway to;

LOUNGE

Bay window with deep sill to front, stone feature fireplace with slate hearth, t v point, laminate floor.

KITCHEN

Window to rear, contemporary cream gloss kitchen units with laminate work-top, composite sink and drainer, integrated dishwasher and larder fridge, integrated extractor fan, electric cooker point, breakfast bar, part tiled walls, Worcester boiler located here, laminate floor, plastic clad ceiling, door to;

CONSERVATORY

Radiator, vinyl floor, french doors and side door to rear garden.

FORMER GARAGE

Upvc wood effect window and door to front, electric meter and fuse box housed here.

UTILITY AREA

Base unit, laminate work to, sink and drainer, plumbed for washing machine, w.c.

OUTSIDE FRONT

Brick paved driveway, open plan lawn, mature shrub border, gated access to path to rear.

REAR

Laid to lawn, elevated decked terrace, shed, greenhouse, mature shrubs,

tap, calor gas bottles located to side of property.

ASSESSMENTS

Band D

TENURE

Freehold

SERVICES

Mains water, electricity and main drainage are connected.

Viewing by appointment only with;

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, info@welshpropertyservices.com

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.





