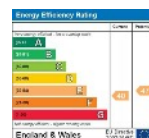


**HEULFRE
LLANEGRYN
LL36 9SE**

PRICE £585,000 FREEHOLD



**Immaculately presented contemporary interior
Well fitted kitchen - open plan living area - Snug - Office.
3 double bedrooms - 2 bathrooms
Large landscaped garden with mature trees and shrubs
Stunning views over the Dysynni Valley to Bird Rock and the Snowdonia National Park**

Heulfre is an exceptional property offering beautifully presented contemporary open plan living accommodation. Originally built in the 1930's and refurbished and remodelled to a high standard in 2008. With beautiful views of the garden and surrounding countryside from all aspects. The landscaped grounds extend to approximately ¾ acre of mature planting including productive cherry, apple and pear trees. The gravel driveway will accommodate many vehicles comfortably plus a separate detached garage with power. Located at the entrance to the rural village of Llanegryn which boasts its area flagship primary school. There is super fast broadband to the property, calor gas central heating and upvc double glazing.

The property comprises entrance hallway leading to snug / tv room, office, walk in closet, L shaped open plan lounge / dining area which leads to the well fitted kitchen with separate utility and cloakroom on the ground floor. Off the spacious 1st floor landing are 3 double bedrooms with the master having access to a luxury hotel quality en-suite bathroom plus guest bathroom.

Llanegryn is a small sought after village approximately four 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 village also has a new area primary school.

The property comprises bespoke composite door (fitted July 25) to:

LOBBY

Original tiled floor, built in cupboard, panelled door to:

ENTRANCE HALL 4.34 x 2.59

Engineered oak flooring, walk in cupboard, consumer units located here.

LOUNGE 8.61 x 4.21 into bay.

Bay window to front, window to side and rear, engineered oak flooring, original coving, open to:

CONSERVATORY 3.98 x 3.84

Lantern roof with electric roof lights, French doors to side.

KITCHEN 6.59 x 4.44

Window and aluminium coated bi fold doors to side, timber units, granite work top, 2 inset stainless steel sinks, large island accommodating many cupboards plus ceramic hob with ceiling mounted extractor over, integral dishwasher, space for American style fridge freezer, tiled floor, door to:

UTILITY 2.79 x 1.43

Window to rear, timber base units, laminate work top, stainless steel sink and drainer, plumbing for washing machine, tiled floor, Worcester LPG boiler (serviced annually) located here, door to:

CLOAKROOM 1.59 x 1.43

Window to rear, w c, wash basin, extractor, heated towel rail, tiled floor.

Off entrance hallway to:

TV ROOM 5.39 x 3.70 into bay.

Bay window to front, window to side, oak engineered flooring.

OFFICE 3.65 x 2.72

2 windows to rear, round window to side, oak engineered flooring.

Stairs to 1st floor landing, window to rear, access to loft with pull down ladder.

BEDROOM 1 4.22 x 3.92

Window to front and side, built in triple wardrobe with mirrored doors.

EN-SUITE 3.72 x 2.61

Window to rear and side, corner bath, walk in shower cubicle, w c, double wash basin with heated mirror over, tiled walls and floor, heated towel rail, electric under floor heating.

BEDROOM 2 4.4 x 3.67

Window to front and side.

BEDROOM 3 3.69 x 2.96

Window to rear and side.

BATHROOM 2.79 x 1.85

Window to rear, P shaped bath with glass screen and shower over, wash basin with mirror over and recessed cabinet, w c, extractor, heated towel rail.

TENURE The property is freehold

ASSESSMENTS Band G

SERVICES Mains water, electricity and septic tank and soak away, Calor gas central heating.

VIEWING By appointment only with Welsh Property services, High Street, Tywy, Gwynedd. LL36 9AE. 01654 710 500 info@welshpropertieservices.com

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.

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.



