

**2 PARC GWYRDD
BRYNCRUG
LL36 9NS**

Price £220,000 Freehold



**3 bedroom extended semi detached house
Upvc double glazed with multi fuel stove - electric under floor heating and panel heating
Private enclosed low maintenance garden
Off road Parking**

This semi detached property is situated on the edge of the village of Brynrcrug and just 2 miles from Tywyn. 1 of 4 identical houses in a quadrant. Built in approximately 1992 and comprising well fitted kitchen / diner, lounge with multi fuel stove and bedroom on the ground floor. With 2 double bedrooms and contemporary bathroom on the 1st floor. Wood effect upvc windows and door, electric under floor heating to living area and kitchen, panel heating to bedroom 1 and 3 and oak internal doors throughout. The outside space has a Mediterranean feel with low maintenance gravel and decking, fully enclosed and private with timber workshop and storage area with power. There is non designated parking.

Brynrcrug 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 part glazed door to:

KITCHEN/DINER 4.93 x 3.93

Window to front, white gloss units, oak work top, stainless steel sink and drainer, plumbed for washing machine, integral dishwasher; larder fridge and freezer, 5 ring ceramic hob with filter over, eye level double oven and grill, laminate floor tiles with electric under floor heating, open to:

LOUNGE 3.79 x 2.86

French doors to front, picture window to side, vaulted ceiling, multi fuel stove, laminate floor tiles with electric under floor heating.

Off kitchen door to:

HALLWAY

Laminate floor, under stairs cupboard.

BEDROOM 1 3.05 x 3.00

Window to front.

Stairs to;

1ST FLOOR LANDING

Skylight, built in cupboard housing 380 litre hot water cylinder, access to loft.

MASTER BEDROOM 3.45 x 3.08

Windows on 2 elevations, built in double wardrobe and drawer unit.

BEDROOM 3 3.52 x 3.06

Window to front, wall mounted heater, fitted wardrobe with mirrored door and drawer unit.

BATHROOM 3.75 x 1.75

Window to side, tiled walls and floor, vanity wash basin, double ended bath with shower head handset, w c, large walk in cubicle with Mira sport pump shower, shower head handset and water fall shower, inset shelving, extractor, heated towel rail.

OUTSIDE

Fully enclosed with 2 gated entrances to front and side, timber workshop 5m x 3m with separate storage cupboard both with power, low maintenance gravel and decked garden area with mature trees, 3 external power points - 1 specifically for hot tub use, outside tap. Non designated parking.

ASSESSMENTS

Band B

TENURE

Freehold

SERVICES

Mains water, drainage and electric are connected.

WHAT 3 WORDS: LASHED.LAVISHED.REPORTERS

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500 or email: info@welshpropertyservices.com

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.

floorplan



