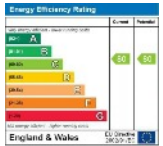


**PLAS Y MACHLUD
GWASTADGOED ISAF
LLWYNGWRIL
LL37 2LA**

Offers Over £580,000



**Immaculately presented 4/5 bedroom detached house with sea views.
Situated on an exclusive estate.
Built in 2008 to a very high standard.
With solar panels, rain harvesting system and under-floor heating throughout.
Stunning panoramic views of Cardigan Bay to the Llyn Peninsular
Large garage and parking for several vehicles**

This spacious 4 / 5 bedroom detached house is situated in an elevated position on a private and very quiet cul-de-sac in the delightful village of Llwyngwrl. Built in 2008 to a high specification with energy efficiency in mind, the owners at that time were forward thinking and for a house this size the running costs are remarkably low. With 18 solar panels direct to grid and 3 for solar powered hot water assist, direct to the hot water storage tank. The rain harvesting system is used for the washing machine and toilets throughout the property saving hugely on water bills. With oil fired under floor heating - each room individually controlled and fully double glazed. The property was built with 4 bedrooms, 2 with en-suites a family bathroom, office and the major living area on the first floor with large picture windows maximising the spectacular views over Cardigan Bay to the Llyn peninsular in the distance from all front facing rooms. The property has copious power points in all rooms and television points in most rooms. It also has the benefit of fibre optic broadband. There is a burglar alarm system wired in ready to be fully installed if desired. The kitchen was installed in 2025.

Llwyngwrl is a small and stunningly beautiful village on the shores of Cardigan Bay. The village has a shop and pub. There is a daily bus and mainline rail service. Tywyn, which is approximately ten miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. For golfing, boating and all water sports the delightful harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises:

ENTRANCE HALL 7.92 x 4.57
Laminate floor, oak spindle staircase with large under stairs cupboard cleverly accessed from 2 sides.

BEDROOM 2 4.57 x 3.65
Window to front.

EN-SUITE SHOWER ROOM 2.74 x 1.82
Window to front large shower cubicle with body shower, heated towel rail, w c, vanity unit wash basin, tiled floor and walls, extractor.

BEDROOM 3 4.57 x 3.65
Window to front.

FAMILY BATHROOM 3.65 x 2.74
Window to rear, Jacuzzi bath, vanity unit wash basin, w c, heated towel rail, tiled floor, shaver light point.

BEDROOM 4 / OFFICE 3.65 x 3.96
Window to side and rear, cable and super fast fibre installation.

INTEGRAL GARAGE 5.79 x 4.57
With spacious workshop, electric roller door, consumer unit for ground floor, filter for harvested rain water, tap, fitted work bench, window to rear, Grant oil boiler with full service history.

Off main hallway stairs to 1st floor, window to rear, access to part boarded loft spanning the entire property with pull down ladder.

LOUNGE 5.18 x 3.96
Window to front, LVT flooring.

BEDROOM 1 (MAIN) 5.18 x 4.57
Window to rear, panelled feature wall, laminate floor.

EN-SUITE SHOWER ROOM 3.35 x 1.82
Window to rear, vanity unit with double wash basin, large walk-in cubicle with body shower, extractor light, w c, heated towel rail, part tiled walls, laminate floor.

OFFICE / SINGLE BEDROOM 3.35 x 3.35
Window to rear, laminate floor.

KITCHEN 6.70 x 3.35
2 windows to front, newly fitted kitchen with a range of base units and wall cupboards plus an island unit, quartz work top, integral dishwasher, ceramic sink and drainer, AEG induction hob with extractor over, built in oven, under cupboard lighting, Quickstep flooring, open to:

PREPARATION AREA 2.13 x 1.82
Window to front, base units, quartz work top, Quickstep flooring, consumer unit for 2nd floor.

Off kitchen to:

2ND LOUNGE 4.57 x 3.65
Window to front.

CLOAKROOM
Window to rear vanity unit wash basin and w c, vinyl floor.

WALK-IN AIRING CUPBOARD
Thermal store hot water cylinder, slatted shelving, solar control box, controls for under floor heating.

UTILITY 2.13 x 1.52
Window to rear, ½ glazed door to side, vinyl floor, base units, laminate work-top, stainless steel sink and drainer, plumbed for washing machine, space for tumble drier, laminate floor, large storage cupboard with tv distribution system.

OUTSIDE FRONT
Tarmac drive with parking for several vehicles, access to double garage, well planted borders with mature shrubs, rain water collection tanks, 1200 litre oil tank, under stairs garden store, lighting, large shed, steps to:

REAR
2 paved terraces, gravel and paved area, steps to fully enclosed elevated garden area laid to large lawn.

HOW TO GET THERE
From our office take the A493 out of Tywyn, continue through Brynrcrug along the coast road into Llwyngwrl. Carry on over the narrow river bridge in the centre of the village and drive through the village. Gwastadgoed Isaf is situated on the right hand side at the far end of the village and Plas y Machlud is at the far end of the cul-de-sac on the left.

WHAT3WORDS: pushy.multiple.bordering

ASSESSMENTS Band H

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage rain harvesting system, solar panels (water and electric) are connected. Oil central heating.



Viewing by appointment only with Welsh Property Services.

Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 - 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.

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