

**GWYNFA  
BRYNHYFRYD ROAD  
TYWYN  
LL36 9HG**

**Price £695,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower energy use			
2011	A		
2015	B		
2019	C		
2020	D		
2024	E		
2028	F		
2030	G		
Self energy efficient - typical energy use			
England & Wales		21 September 2023	2023

This handsome Edwardian house is situated on the prestigious Brynhyfryd Road close to all amenities including the beach. Refurbished since 2017 to include refitting 2 new bathrooms and kitchen. Retaining many original features including deep skirting's, coving and the original Minton tiled floor to the impressive entrance hallway. With 3 reception rooms, open plan kitchen / diner, shower room and utility on the ground floor and 5 - 6 double bedrooms on the 1<sup>st</sup> floor plus family bathroom and separate w c. The master bedroom is connected to bedroom 4 offering the potential to convert to dressing room or en suite. The south facing grounds extend to a little under an acre of landscaped garden with paddock potential beyond and large paved terrace to enjoy the views reaching over fields to the Aberdovey championship golf course and Cardigan Bay in the distance. All rear facing rooms have this fabulous view and it was what sold the property to its current owners. There is tarmac parking for several vehicles and access to a double garage. The property is upvc double glazed with gas central heating.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, 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.

Comprising half glazed original panelled door to:

#### **LOBBY**

Minton tiled floor, built in cupboard housing consumer unit, half glazed double doors;

#### **ENTRANCE HALL**

Minton tiled floor, under stairs cupboard, built in cupboard housing consumer unit.

**STUDY** 3.99 x 3.52 13'1 x 11'7

Window to front.

**SITTING ROOM** 4.88 x 4.00 16' x 13'1

Bay window to rear, built in cupboard.

**LIVING ROOM** 5.47 x 4.00 17'11 x 13'1

Bay window to rear, exposed brick chimney breast with 5 kg multi fuel stove on slate slab.

**SHOWER ROOM** 2.50 x 1.89 8'2 x 6'2

Window to front, vanity wash basin, w c, tiled shower cubicle with overhead and shower head handset, tiled floor, heated towel rail, extractor.

**KITCHEN / DINER** 6.74 x 4.72 22'1 x 15'6

2 windows to front, 1 to rear, timber stable door to rear and side, tiled floor, built in cupboard with recessed shelving over, contemporary fitted cabinets, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, eye level oven, gas hob, gas fired Rayburn.

**UTILITY** 3.86 x 1.42 12'8 x 4'8 inc boiler room. Single glazed windows to side and rear, tiled floor, plumbed for washing machine, door to:

#### **BOILER ROOM**

Window to front, Belfast sink, Viessman boiler.

Off kitchen rear stable door to:

**GARDEN ROOM** 5.47 x 2.70 17'11 x 8'10

With options for enhancement.

Off entrance hallway stairs to:

#### **SPACIOUS 1ST FLOOR LANDING**

2 windows to front, access to 2 large lofts, skylight to front.

**BEDROOM 1** 3.97 x 3.49 13' x 11'5

Window to front.

**BEDROOM 2** 4.00 x 3.51 13'1 x 11'6

Window to rear.

**BEDROOM 3** 3.97 x 3.56 13' x 11'8

Window to rear, archway to:

**BEDROOM 4** 2.94 x 2.73 9'8 x 8'11

Window to rear.

**BEDROOM 5** 3.99 x 3.52 10'11 x 9'

Window to front.

**BEDROOM 6** 4.28 x 2.73 14'1 x 8'11

Window to rear.

**BATHROOM** 3.74 x 2.70

Window to front, tiled walk in shower with overhead and shower head handset, wash basin, w c, freestanding bath with shower head handset.

#### **SEPARATE W C**

Window to rear, w c.

**LINEN ROOM** 2.66 x 1.83 8'72 x 6'

Window to rear.

#### **OUTSIDE**

Tarmac parking for several vehicles, gated access to rear which is laid to lawn with mature shrubs and trees inc small orchard with mature cox and cooking apples, substantial stable / workshop on concrete hard standing creating a separate gated yard area. At the far end of the garden is an area which could be further developed.

**TENURE** The property is freehold.

**ASSESSMENTS** Band G

**SERVICES** Mains water, gas, electricity and main drainage are connected.

**WHAT3WORDS:** Daydream.arts.yoga

#### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email [info@welshpropertyservices.co.uk](mailto:info@welshpropertyservices.co.uk)

#### **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.



