

**LLETY'R GAN
 LLANEGRYN
 LL36 9SN**

Price £135,000 Freehold

Energy Efficiency Rating	
Overall Energy Efficiency Rating	A
Overall Environmental Impact Rating	B
Energy Efficiency Rating	C
Environmental Impact Rating	D
Energy Efficiency Rating	E
Environmental Impact Rating	F
Energy Efficiency Rating	G
Environmental Impact Rating	H

England & Wales



**Charming two bedroom cottage of character
 Rural village location
 with small rear garden,
 Upvc double glazed
 Oil centrally heated**

This mid terrace well presented cottage of character is situated in the heart of the rural village of Llanegryn. Comprising entrance off street into the open plan lounge / diner and separate contemporary kitchen on the ground floor. With 2 bedrooms and bathroom on the 1st floor. Outside rear is a small garden area. The cottage is currently registered as a 2nd home.

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:

Half glazed door to open vestibule for coats and boots.

LOUNGE/DINER 4.58 x 4.90

Picture window to front with deep sill, open fireplace (not in use).

KITCHEN 3.17 x 2.55

Window and half glazed door to rear, contemporary kitchen base units, laminate work top, stainless steel sink and drainer, original quarry tiled floor, slide in double oven with filter extractor over, integrated fridge, plumbing for washing machine, central heating controls, thermostat and electric consumer unit located here. Open stairs to 1st floor.

BEDROOM 1 3.11 x 2.25

2 windows to rear, built-in cupboard with hanging rail, access to loft.

BATHROOM 1.81 x 1.68

Bath with electric shower over and curtain, feature inset shelf, w c, wash basin, fully tiled walls and floor, extractor.

BEDROOM 3.76 x 2.36

Window to front.

OUTSIDE REAR

Small cottage garden with raised beds and paved terrace area, metal garden shed, oil tank and Worcester boiler, right of way through neighbours garden to front for bins.

SERVICES

Mains water, electricity and main drainage are connected.

ASSESSMENTS Band B

TENURE This property is freehold.

SERVICES Mains water, electricity and main drainage are connected.

WHAT3WORDS: Encroach.balancing.basically

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.

Llety Gan, Llanegryn, Tywyn, LL36 9SN

Approximate Gross Internal Area = 51.1 sq m / 549 sq ft





