

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

**Price £135,000 Freehold**

Energy Efficiency Rating	
Energy	Water
A	A
B	B
C	C
D	D
E	E
F	F
G	G

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 1<sup>st</sup> floor. Outside rear is a small garden area. The cottage is currently registered as a 2<sup>nd</sup> 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**

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.

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.









