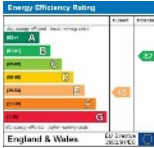


**PLAS PENRHOS  
LLWYNGWRIL  
LL37 2QB**

**Price £565,000 freehold**



**Dating back to the 1930's  
Character property  
4 bedrooms  
3 reception rooms plus sun lounge and kitchen / breakfast room  
Sea views**

This impressive house of character is situated in an elevated position at the entrance to the village of Llwyngwrl. Built in the late 1930's and retaining many original features of this period. With distant sea views from most aspects, the present owners have re roofed and upgraded the property over many years. Sitting in over half an acre of grounds mainly laid to lawn with mature shrubs and trees plus tarmac parking for several vehicles. The property comprises entrance hallway with original oak flooring leading to lounge, sun room, dining room, study, utility, cloakroom and kitchen diner on the ground floor. With 4 good sized bedrooms, bathroom and dressing room plus en suite shower to the master bedroom. All rooms have sea or hillside views. There is also a useful cellar plus attic storage with its original pull down ladder. Upvc wood effect double glazed doors and windows and oil centrally heated. This property is a principal residence. The current owners have lived in this home for 24 years and are reluctantly selling to downsize.

Llwyngwrl is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop a post office hub weekly and there is a daily bus and mainline rail service. Tywyn which is approximately 8 miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. Dolgellau another hub for shops and leisure centre is approximately 11 miles away. For golfing, boating and all water sports the harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The cottage comprises panelled timber ? door to;

#### **ENTRANCE HALLWAY**

2 original stained glass windows to front, original oak flooring.

#### **LOUNGE** 5.91 x 4.17

Window to front and side, glazed door to rear and side, original oak flooring, air conditioning unit, fireplace with tiled hearth (decorative only).

#### **SUN LOUNGE** 5.91 x 2.81

Windows on 3 elevations, patio doors to side, tiled floor.

Off entrance hallway to;

#### **STUDY** 3.43 x 3.39

Window to rear, built in cupboard, access to cellar.

#### **DINING ROOM** 4.70 x 4.48 into bay.

Bay window to front, door to rear lobby.

Door to rear hallway with half glazed door to rear.

#### **UTILITY**

Window to rear, tiled floor, plumbed in washing machine, stainless steel sink and drainer, full height freezer.

#### **CLOAKROOM**

Window to rear, w c, wash basin.

#### **KITCHEN / DINER** 5.16 x 3.00

Picture window to front, tiled floor, base and wall units, eye level oven and grill, integral dishwasher and fridge, stainless steel sinks and drainer, ceramic hob with extractor over, consumer unit located here.

Off entrance hallway stairs to;

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

3 windows to rear, access to attic rooms with pull down ladder, built in cupboard with window and light and 1<sup>st</sup> floor consumer unit book shelving.

#### **BEDROOM 1** 4.90 x 4.47

Bay window to front, built in dressing table and overhead storage unit, open to;

#### **DRESSING ROOM** 3.00 x 2.00

Window to front, door to;

#### **EN-SUITE SHOWER** 3.01 x 1.75

W c, bidet, vanity wash basin, tiled cubicle with electric shower. Extractor, wall mounted fan heater.

#### **BEDROOM 2** 4.80 x 3.45

Window to front, built in wardrobe.

#### **BEDROOM 3** 4.17 x 3.59

Window to front, built in wardrobe.

#### **BEDROOM 4** 3.02 x 2.21

Window to side.

#### **BATHROOM** 4.36 x 1.79 inc built in cupboard

Window to side and rear, tiled floor and walls, vanity wash basin, w c, jacuzzi bath with electric shower over and glass screen, wall mounted fan heater, built in airing cupboard with shelving and hot water cylinder.

#### **LOFT**

Original timber pull down ladder to 4 loft rooms with skylights to rear and access to insulated under eaves areas.

#### **CELLAR**

Accessed off the study, to 2 storage areas.

#### **OUTSIDE**

Tarmac driveway resurfaced in 2022 and parking for several cars, mature shrubs, trees and hedging. 3 timber sheds and Summerhouse, 2 external power points, outside tap and lighting. The grounds are split into several different areas, mainly laid to lawn, paved patio area and front terrace. Oil fired boiler is to the rear of the property.

**TENURE** The property is Freehold.

#### **SERVICES**

Mains water, electricity and main drainage are connected. There is full fibre to the property.

**ASSESSMENTS** Band F

