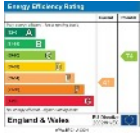


**CARTREF
GWYNDY ROW
BRYNCRUG
LL36 9PH**

Price £140,000 Freehold



**2 bedroom mid terrace cottage of character
Electric heating - upvc double glazed
Enclosed rear paved garden
Would benefit from some upgrading.**

This mid terrace extended cottage of character is situated in the heart of the village of Brynchrug. Comprising a good sized lounge with working fire leading to dining room, kitchen and bathroom on the ground floor and 2 bedrooms on the 1st floor. The rear garden area is paved and fully enclosed with gated access to the rear shared right of way. The views from the garden down the valley are beautiful. The cottage is upvc double glazed with electric heating and would benefit from some updating. Registered as C3 principal residence.

Brynchrug is approximately two miles from the busy coastal resort of Tywyn. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Tallyllyn Lake, Dolgoch Falls, 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.

The property comprises upvc door to;

HALLWAY

Consumer unit and electric meter located here, stairs to 1st floor.

LOUNGE

4.91 x 3.75 not inc recess

Upvc window to front, stone feature fireplace with multi fuel stove, beamed ceiling, storage heater, under stairs cupboard, open to;

DINING ROOM

2.91 x 2.20 not inc recess

Skylight to rear, built in cupboard, wall mounted heater, steps up to;

KITCHEN

3.72 x 3.02

2 windows to side, base and wall units, built in oven, ceramic hob, plumbed for washing machine, composite sink and drainer, door to;

Internal hallway with glazed door to side and access to garden.

BATHROOM

2.06 x 1.78

Window to side, w.c, wash basin, bath, tiled shower cubicle with electric shower, extractor, built in airing cupboard with hot water cylinder and slatted shelving.

Off entrance hallway stairs to 1st floor landing.

BEDROOM 1

4.96 x 2.25

Window to front, built in cupboard, wall mounted heater.

BEDROOM 2

3.94 x 2.41

Window to front, wall mounted heater, loft access, exposed beams.

OUTSIDE REAR

Fully enclosed paved area with mature flower bed, valley views from rear, gate to shared right of way access to front.

ASSESSMENTS

Band C

TENURE

The property is Freehold.

SERVICES

Mains water, drainage and electric are connected.

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500 or email: info@welshpropertyservices.com

WHAT3WORDS: [interest.schematic.moving](#)

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.

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.





