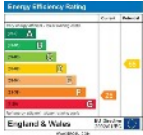


**MIN Y DWR
LLWYNGWRIL
LL37 2UZ**

Price £199,950 freehold



**Well presented end terrace cottage
Quiet location
Rear garden
Currently a holiday let**

This well presented end terrace cottage is conveniently situated in a quiet location just off the centre of the village on a private lane. Comprising lounge, dining room, galley kitchen, 3 bedrooms and bathroom. With enclosed garden laid to lawn and gravel area and brick built shed. The cottage is upvc double glazed and has electric panel heating plus a multi fuel stove and is currently a holiday let.

Llwyngwrl is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop 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 timber half glazed door to;

HALLWAY

Wall mounted panel heater.

LOUNGE

4.53 x 3.18 not inc recess.

Window to front, beamed ceiling, original built in cupboard, door to dining room (not in use), multi fuel stove on slate hearth.

DINING ROOM

4.55 x 2.33

Window to front and rear, beamed ceiling, part tiled floor, wall mounted heater, under stairs cupboard, consumer unit located here.

Step up to:

REAR LOBBY

Half glazed door and window.

KITCHEN

3.69 x 1.57

Picture window to rear, tiled floor, base units, composite sink and drainer, plumbed for washing machine, electric cooker point, walk in larder with shelving and window to rear.

Off entrance hall stairs to:

1ST FLOOR LANDING

Window to rear, access to loft.

BATHROOM

2.55 x 2.01

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

BEDROOM 1

4.10 x 2.75

2 x windows to front, wall mounted panel heater.

BEDROOM 2

3.17 x 2.74

Window to front, wall mounted panel heater.

BEDROOM 3

3.12 x 2.06

Window to rear, radiator (off multi fuel stove).

OUTSIDE FRONT

Roadside location, flower border, gate to rear.

REAR

Fully enclosed with gated entrance, laid to lawn, gravel area, brick built shed with storage behind, mature shrubs, outside tap.

ASSESSMENTS Currently exempt

SERVICES

Mains water, electricity and main drainage are connected.

WHAT3WORDS: barstool.credit.searches

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