

**CASTELL Y DELYN
RHOSLEFAIN
LL36 9NH**

Price £335,000 Freehold

Energy Efficiency Rating		Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	45-54		
F	35-44		
G	2-34		
England & Wales			



**3 bedroom detached Welsh stone cottage
Stunning views of the Dysyni Valley
Oil centrally heated
For sale with no chain
Would benefit from some modernisation**

This Welsh stone cottage is situated in a quiet rural location in the hamlet of Rhoslefain. With stunning views down the Dysynni valley to Bird Rock in the distance. Comprising lounge, dining room kitchen / diner, cloakroom and sun room on the ground floor and 3 bedrooms and bathroom on the 1st floor. The grounds are fully enclosed, laid to lawn with mature shrubs, gravel parking for several vehicles and substantial detached garage / workshop. With oil central heating and timber double glazed windows and doors. The property would benefit from some modernisation and is being sold chain free.

The hamlet of Rhoslefain is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty. It is approximately 6 miles from the lively coastal town of Tywyn, with its supermarkets, cafes, surgeries, and rail link to Birmingham and beyond. The charming village of Aberdyfi, 8 miles away, is renowned for its boating, fishing and 18 hole championship golf course.

SUN ROOM 4.53 x 1.79

Windows on 3 elevations with lovely views, consumer unit located here. Glazed door to:

DINING ROOM 3.27 x 3.25

Window to front, staircase to 1st floor.

LOUNGE 5.37 x 3.79

Windows to front and side, tiled fireplace (not in use).

KITCHEN / DINER 5.07 x 3.69

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, eye level oven and grill, calor gas hob, part tiled walls, tiled floor, Worcester oil boiler located here, built in cupboard. Glazed door to:

REAR HALLWAY

Glazed door to rear, tiled floor, access to:

CLOAKROOM

Window to side, w c, wash basin, tiled floor, part tiled walls.

Off dining room, stairs to:

FIRST FLOOR LANDING

Skylight to rear, walk in cupboard housing hot water cylinder and slatted shelving.

BATHROOM 3.99 x 2.47

Window to side, built in cupboard with slatted shelving, bath, wash basin, w c, tiled shower cubicle with electric shower, vinyl floor, extractor.

BEDROOM 1 3.42 x 2.43

Window to front, access to loft.

BEDROOM 2 3.54 x 2.41 not inc recess.

Window to front, access to loft.

BEDROOM 3 2.80 x 2.52

Window to side.

OUTSIDE

Fully enclosed grounds with gated entrance, gravel driveway and parking for several vehicles, lawn area with mature shrubs at the front and side, greenhouse.

DETACHED GARAGE 6.70 x 4.14

Up and over door, window to side, power and lighting.

ASSESSMENTS Band D

TENURE This property is freehold.

SERVICES Mains water, electricity and septic tank (private drainage) are connected. Oil central heating.

WHAT3WORDS:chip.file.bulbs

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.

floorplan





