

**4 Y DDOL
BRYNCRUG
TYWYN
LL36 9PR**

Price £395,000 FREEHOLD

Energy Efficiency Rating		Current	Maximum
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales



**Well presented spacious 4 bedroom link detached house
Situated on the edge of the village with lovely rural views at the rear
Single garage, off road parking for several vehicles
Upvc double glazed windows (installed 2023)
Oil central heating - CHAIN FREE**

This well presented, 4 bedroom link detached house is situated in a quiet residential location towards the edge of the village with lovely rural views at the rear. Comprising entrance hallway with contemporary cloakroom, lounge leading to conservatory, kitchen/diner and utility on the ground floor. With 4 double bedrooms and recently refitted bathroom on the 1st floor. Single garage and gated access to the fully enclosed rear garden. Off road parking for up to 4 cars. The property has new upvc double glazed windows and doors (installed 2023), the conservatory has timber double glazed windows and a upvc lantern roof (replaced in 2021). 4 Y Ddol has oil central heating, the Worcester boiler was replaced in 2016.

Bryncrug 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 Talyllyn Lake, 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.

Half glazed front door with glazed side panels to;

ENTRANCE HALL

Electric meter and consumer unit located here, hardwood flooring.

CLOAKROOM

Hardwood floor, vanity wash basin and w c, extractor, access to under stairs storage cupboard.

LOUNGE 3.77 x 6.65

Window to front, French doors to rear, hardwood flooring.

CONSERVATORY 3.16 x 2.69

Windows on 3 elevations, French doors to side, lantern roof, laminate floor.

KITCHEN/DINER 6.65 x 3.56

Window to front and rear, tiled floor to kitchen area only, base and wall units, laminate work top, 1.5 stainless steel sink and drainer, plumbed for dishwasher, part tiled walls, ceramic hob, eye level double oven and grill, vinyl floor to dining area, Door to;

UTILITY 2.66 x 1.55

Half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, Worcester oil boiler located here (installed in 2016), built-in storage cupboard, extractor, tiled floor.

Off entrance hall, stairs to;

FIRST FLOOR LANDING

Velux window to front, built-in airing cupboard with slatted shelving and radiator, access to loft.

BEDROOM 1 3.75 x 4.20

Window to rear.

BEDROOM 2 3.57 x 3.28

Window to rear, fitted wardrobes.

BEDROOM 3 3.57 x 3.25

Window to front.

BEDROOM 4 3.75 x 2.30

Window to front.

BATHROOM 2.43 x 1.52

Window to rear, bath with shower head handset, vanity wash basin, w c, tiled corner shower with overhead and shower head handset extractor, vinyl floor.

OUTSIDE FRONT

Gravel parking for up to 4 vehicles, laid to lawn, mature shrubs, gated access to rear.

GARAGE 4.87 x 2.74

Up and over door, half glazed door to rear, internal tap, part boarded overhead storage.

OUTSIDE REAR

Fully enclosed, laid to lawn, mature oak tree with preservation order, paved patio, tap and lighting.

TENURE The property is Freehold.

WHAT3WORDS:Profited.bombard.snowboard

ASSESSMENTS Band E

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

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