

WALTER LLOYD JONES & CO Ltd

ESTATE AGENTS



14 GLAN Y MOR,

FAIRBOURNE

OFFERS IN THE REGION OF £69,000

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WALTER LLOYD JONES & CO Ltd

WALT2_001068

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FOR SALE

14 GLAN Y MOR, FAIRBOURNE

OFFERS IN THE REGION OF £69,000



Summary of Accommodation

Conservatory, Sitting Room, 2 Bedrooms, Kitchen, Bathroom
Porch, Garden to Front and Rear

14 Glan y Mor is a semi-detached bungalow of rendered timber frame construction under a tiled roof. The bungalow is situated in a quiet location within easy walking distance of the spectacular beach.

The property is presented in good condition throughout and has the benefit of full UPVC double glazing.

The property provides: Sitting Room, 2 Bedrooms, Kitchen, Bathroom, Conservatory, Gardens to front and rear.

Fairbourne is a village on the coast of Barmouth Bay to the south of the estuary of the River Mawddach in Gwynedd, surrounded by the Snowdonia National Park. The 2 mile stretch of the sandy beach at Fairbourne is backed by steep pebble banks and at the northern end joins the Mawddach Estuary, while at the southern end the beach is squeezed between sheer cliffs and the sea.

There are local shops, a post office in the village, a main line railway station and Barmouth with its greater variety of shops, harbour and Leisure Centre can be reached by train across the viaduct.

Accommodation

Conservatory 2.26m x 2.31m (7'5" x 7'7")
Triplex roof, storage heater, carpet.

Half glazed door into:

Sitting Room 4.27m x 3.10m (14'0" x 10'2")
Window to front, coved ceiling, electric storage heater, carpet.

Door way into:

Kitchen 1.65m x 2.49m (5'5" x 8'2")
Window to side, 5 wall units, 2 base units under a wood effect work top, stainless steel sink and drainer, tiled splash back, space with electric cooker, extractor hood, space for fridge, space for washing machine, carpet tiled flooring.

From Sitting Room Door into:

Bathroom 2.06m x 1.68m (6'9" x 5'6")
Window to side, fully tiled walls, panelled bath with electric shower, pedestal hand wash basin, low level WC, airing cupboard with new tank installed, access to roof, extractor fan, cushion flooring.

From Sitting Room door into:

Bedroom 1 3.73m x 3.23m (12'3" x 10'7")
Two windows to rear, electric panel heater, carpet.

From Sitting Room door into:

Bedroom 2 3.43m x 2.87m (11'3" x 9'5")
Window to rear, electric storage heater, carpet.

Rear Porch 1.50m x 2.24m (4'11" x 7'4")
Window to rear and side, door to rear garden, tiled flooring.

Outside Paved and gravel area to front, paved path to side and rear, lawn area to rear, garden shed.

Services MAINS: Electric, Water and Drainage.



NOTE: The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

LOCAL AUTHORITY: Gwynedd council, Cae Penarlag, Dolgellau. Tel: 01766 771000

COUNCIL TAX BAND: B

VIEWING: strictly by appointment through the agents

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

EPC Current rating :- E