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PANT YR EFAIL
LLANEGRYN
LL36 9LG

Price £390,000



Charming 2 bedroom cottage of character
Situated in a rural location
Grounds extending to approximate;y 1.5 acres
Oil fired Aga - electric under floor heating
In need of some modernisation

This 2 bedroom cottage of character is situated in a rural location 2 miles from the village of Llanegryn. Built of traditional Welsh stone with lounge, dining room, kitchen and bathroom on the ground floor and 2 double bedrooms plus dressing room on the 1st floor. The cottage has partial double glazing, oil fired Aga and slate flooring throughout the ground floor with electric under floor heating. The grounds extend to approximately 1.5 acres of partial landscaped areas and natural woodland plus fruit trees and bushes. The former boathouse now comprises a workshop below and studio above, delightfully overlooking the garden. The water is pumped from a well located under the former boathouse with septic tank drainage. The cottage was a principal residence and would benefit from some modernisation.

Llanegryn is a small sought after village in the Dysynni Valley approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty with Cader Idris and Bird Rock in the distance. The village also has a new area primary school.

The property comprises half glazed door to;

HALLWAY
Slate floor, under stairs cupboard.

DINING ROOM 4.52 x 3.07
Window to front, oil fired Aga, slate floor, beamed ceiling, door to;

KITCHEN 3.00 x 2.36
Secondary glazed window to rear, half glazed door to side, pine freestanding unit with solid wood work top, stainless steel sink and drainer, plumbed for dishwasher, overhead shelving and cupboard, built in cupboard housing fuse board and electric meter, slate floor.

Off entrance hallway door to;

LOUNGE 4.51 x 2.73
Window to front, original fireplace with slate mantle and hearth, oil fired stove (not in working order), slate floor, beamed ceiling.

BATHROOM 2.57 x 1.85
Window to rear, bath, wash basin, w c, plumbed for washing machine, built in cupboard housing hot water cylinder.

Stairs to;

1ST FLOOR LANDING
Window to frontlt in cupboard.

BEDROOM 1 4.56 x 2.76
Secondary glazed window to front, original cast iron fireplace, door to;

DRESSING ROOM 2.66 x 1.81
Window to rear, wash basin, recessed hanging rail, macerating w c.

BEDROOM 2 4.55 x 2.72
Secondary glazed window to front, original cast iron fireplace, wash basin.

OUTSIDE
Gravel driveway with parking for several vehicles, gardens divided into areas of interest, stone built former pigsty, brick built former privy providing garden storage, former boathouse with workshop below and studio above, greenhouse, external lighting and tap with ceramic sink, oil tank.

ASSESSMENTS Band D

TENURE This property is freehold.

SERVICES Private water and drainage, mains electricity.

WHAT3WORDS: FILLERS.WORMS.PETAL

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