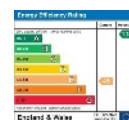


**RHOWNIAR LODGE  
TYWYN  
LL36 9HS**

**Price £315,000 Freehold**



**2 bedroom bungalow of character  
Built in 1911 - and retaining many original features  
South facing with stunning views over fields to the sea in the distance  
Rural location  
2 miles from Tywyn and Aberdovey**



This charming bungalow was originally built in 1911 as staff accommodation for Rhowniar country house. Retaining all the charm of a period property with fireplaces in the bedrooms and kitchen (not in working order) yet with the modern day conveniences of upvc double glazing and oil central heating - the Worcester boiler was installed in 2021. The cottage comprises entrance via the original porch into the lounge with wood burning stove (fitted 2023), leading onto the kitchen with room for a small table and chairs, 2 double bedrooms and bathroom. The lodge sits in its own grounds which are mainly laid to lawn with mature hedging and trees and recently planted orchard. The views from all front facing rooms reach over the fields to the sea in the distance and the sunsets are sublime. There is parking over the vehicular lane for 2 cars ( this is not on the deeds to the property). This property is a main residence.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. 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.

The property comprises timber double door to;

#### **PORCH**

Slate floor, door to;

#### **LIVING ROOM**

4.87 x 4.25

Window to side, French doors to front with distant sea views, built in cupboards, original fireplace with wood burning stove (installed 2023), part timber ( under carpet) part slate flooring, door to;

#### **WALK IN CUPBOARD**

1.96 x 1.79

Window to side, slate floor, consumer unit and electric meter located here.

#### **T SHAPED REAR HALLWAY**

Laminate floor, composite door to rear, access to insulated loft with light.

#### **KITCHEN**

3.34 x 3.20

Window to front with distant sea views, laminate floor, white units, wood block work top, double enamel sink, plumbed for washing machine, electric cooker point, original cast iron fireplace.

#### **BATHROOM**

2.80 x 1.80

Window to rear, laminate floor, w c, wash basin, bath with electric shower over and glass screen, part tiled walls, tiled floor, heated towel rail.

#### **BEDROOM 1**

4.42 x 3.20

Window to front with distant sea views, original cast iron fireplace.

#### **BEDROOM 2**

3.33 x 2.87

Window to side, original cast iron fireplace.

#### **OUTSIDE**

Enclosed garden with gated access, laid to lawn with mature hedging and trees and recently planted fruit trees. Small patio, rear brick built and rendered shed housing Worcester boiler, timber shed, tap, lighting, oil tank, septic tank is located in the lower end of the front garden, the soak-away is in the field to the left.

#### **TENURE**

The property is freehold.

#### **ASSESSMENTS**

Band D

#### **SERVICES**

Mains water, electricity and septic tank are connected.

#### **WHAT3WORDS: horn.gems.steeped**

#### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

#### **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.

