

**YR ERW
PEN Y PARC
BRYNCRUG
TYWYN
LL36 9RA**

£280,000 FREEHOLD



**Spacious 2 bedroom detached bungalow situated on the edge of the rural village of Bryncrug.
Refurbished in 2023 to include new shower room-kitchen-boiler and re wiring.
Lovely surrounding views, parking for 2 vehicles, garage, upvc double glazing, oil central heating.**

This spacious refurbished detached bungalow is situated on the edge of the lovely rural village of Bryncrug in the Snowdonia National Park. Refurbished since 2020 to include new kitchen, shower room, wiring, boiler and the addition of solar panels. The property comprises an open plan lounge / diner, 2 double bedrooms, contemporary kitchen and shower room. There is off road parking for 2 vehicles. The integral garage with electric up and over door has been separated into store room, workroom and utility but would easily revert back to a garage with utility at the far end if preferred. With upvc double glazing and oil central heating - boiler installed in 2023 along with the solar panels. The location on the edge of the village affords lovely rural views from many aspects. The property is a principal residence.

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, Dolgoch Falls, 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 accommodation comprises open entrance porch with timber part glazed door to:

HALLWAY

Door to:

LOUNGE 4.52 x 4.10

Upvc picture window to front and side with lovely rural views, open to;

DINING AREA 4.07 x 2.70

Upvc French doors to side to side, laminate floor.

L SHAPED HALL

2 Built-in cupboards with storage, hot water cylinder and slatted shelving, access to loft.

LOFT

Upvc window to rear, pull down ladder, spanning the entire footprint of the property, partially boarded. We are advised this cannot be used for further living accommodation.

BEDROOM 1 4.65 x 3.34

Upvc window to side and rear, radiator.

BEDROOM 2 3.81 x 3.33

Upvc window to rear.

SHOWER ROOM 2.79 x 2.29

Upvc window to side, vanity wash basin and w c, panelled walk in shower cubicle with electric shower, vinyl floor, part tiled walls, vertical vertical radiator and heated towel rail.

KITCHEN 4.24 x 3.77

Upvc window to front and side, contemporary units, laminate work top, induction hob with integral extractor, AEG level oven and microwave, integral dishwasher and fridge/freezer, part tiled walls, stainless steel 1.5 sinks and drainer, door to:

REAR HALLWAY

Upvc door to front and rear, laminate floor, part panelled walls, upvc clad ceiling, consumer unit, meter and solar panel controls located here.

GARAGE 6.40 x 3.04

Currently separated into 3 areas, storeroom at front with electric up and over door, workshop and utility 2.74 x 1.97 with base unit, laminate work top, stainless steel sink and drainer with instant hot water boiler, laminate floor, plumbing for washing machine, space for tumble drier.

OUTSIDE FRONT

Tarmac driveway for 2 vehicles, gated path to side and rear, laid to lawn with mature boundary hedge and shrubs, outside tap and power points.

OUTSIDE REAR

Enclosed paved patio area, gazebo with seating, oil tank.

TENURE

The property is Freehold.

COUNCIL TAX

Band E

SERVICES Mains water, electric and main drainage are connected. Oil central heating.

WHAT3WORDS: mental.tangible.insurance

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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