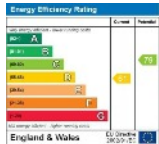


**YR ERW  
PEN Y PARC  
BRYNCRUG  
TYWYN  
LL36 9RA**

**£280,000 FREEHOLD**



**Spacious 2 bedroom detached bungalow situated on the edge of the rural village of Brynchrug.  
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 Brynrcrug 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.

Brynrcrug 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 Tallyllyn 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

#### **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.







