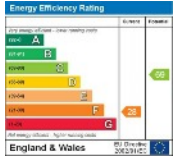


**39 y GROESFFORDD
 BRYNCRUG
 LL36 9RP**

Price £210,000 Freehold



**2 bedroom semi detached bungalow
 Enclosed rear garden
 Upvc double glazing and electric heating
 Would benefit from some modernisation**

This semi detached bungalow is situated on the small residential estate of y Groesffordd on the edge of the rural village of Brynrcrug. Comprising entrance porch leading to lounge, kitchen, bathroom and 2 bedrooms. With upvc double glazing and electric heating. The front garden is laid to lawn with mature shrubs; tarmac drive for a vehicle and access to the garage. The rear garden is fully enclosed with a patio area, lawn and mature shrubs. The property is registered as a principal residence and would benefit from modernisation.

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 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 property comprises half glazed door to entrance lobby, door to;

LOUNGE 4.87 x 4.54

Picture window to front, wall mounted electric heater, stone fireplace (formerly an open fire-not currently in use).

KITCHEN 3.83 x 2.88

Window to rear, base and wall units, laminate work top and splashback, stainless steel sink and drainer, space for slide in cooker, part tiled walls, built in cupboard, vinyl floor.

Off lounge to inner hallway to:

BATHROOM 2.55 x 1.94

Window to rear, bath with electric shower over and curtain, w c, wash basin, vinyl floor, part tiled walls.

BEDROOM 1 3.90 x 3.34

Window to front.

BEDROOM 2 3.46 x 2.28

Window to rear, wall mounted heater.

GARAGE

Up and over door, consumer unit and electric meter located here, door to rear.

OUTSIDE FRONT

Laid to lawn with mature shrubs, tarmac parking for 1 vehicle, access to garage, gated access to rear.

REAR

Slate paved patio area, lawn, mature planting, outside tap.

ASSESSMENTS Band D

TENURE The property is Freehold.

SERVICES Mains water, drainage and electric are connected.

WHAT3WORDS:makeovers.earth.pedicure

VIEWING By appointment only with;
Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500. 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.

39 Y Groesffordd, Brynrcrug, TYWYN, LL36 9RP

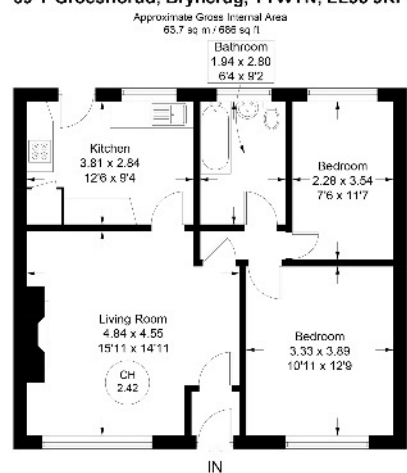


Illustration for identification purposes only, measurements are approximate, not to scale





