

**24 GODRE'R GAER
LLWYNGWRIL
LL37 2JZ**

£160,000 freehold



3 bedroom semi detached house
Situated just off the centre of the village and a short walk to the beach.
Upvc wood effect windows, lpg centrally heated with 2 wood burning stoves
Off road parking for 3-4 vehicles
Enclosed rear garden
Subject to local occupancy clause
CHAIN FREE

This semi detached ex local authority house is situated just off the centre of the village and within a short walking distance to the beach and railway station. Comprising entrance hallway leading to the front facing lounge and rear kitchen / diner on the ground floor and 3 bedrooms and bathroom on the 1st floor. With upvc wood effect double glazed windows, lpg central heating and 2 wood burning stoves. The local authority provide free transport to the primary and high schools and the train station and beach are a short walk.

Llwyngwrl is a small, beautiful and friendly village on the shores of Cardigan Bay. It has a shop village pub and Hendre Hall coffee and farm shop. Public transport is provided by local buses and the Cambrian Coast railway. Tywyn, which is approximately 8 miles away, boasts its own leisure centre and swimming pool complex, plus all the usual facilities including a cinema, doctors' surgery, cottage hospital and high school. For golfing, boating and all water sports, the delightful harbour village of Aberdyfi is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises half glazed door to;

HALLWAY

Window to front, stairs to 1st floor, under stairs cupboard, tiled floor.

LOUNGE 4.59 x 3.59

Window to front, wood burning stove on slate hearth.

KITCHEN / DINER 5.67 x 2.58

Full height window to side, picture window and bifold doors to rear, cream units, laminate work top, composite sink and drainer, plumbed for slim line dishwasher, built in oven, ceramic hob, part tiled walls, tiled floor to kitchen area, larder cupboard, built in former pantry-Worcester combi boiler located here, built in cupboard housing consumer unit and meter, laminate floor to dining area, wood burning stove.

Off entrance hallway, stairs to;

FIRST FLOOR LANDING

Window to side, access to loft with pull down ladder, this is fully plastered and boarded ?

BEDROOM 1 3.56 x 3.51

2 windows to front, built in double wardrobe.

BEDROOM 2 4.04 x 2.72

Window to rear, built in wardrobe.

BEDROOM 3 2.95 x 2.38

Window to front, wall mounted heater, built in over stairs cupboard.

BATHROOM 2.42 x 1.46

Window to side, vanity wash basin, w c, P shaped bath with shower over, heated towel rail, part tiled walls, vinyl floor.

OUTSIDE FRONT

Gravel parking for 3 - 4 vehicles, access to rear, calor gas bottles located here.

OUTSIDE REAR

Fully enclosed, patio area, lawn, mature shrubs, brick built shed With storage and utility area plumbed for washing machine, outside w c.

ASSESSMENTS Band C

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage are connected.

AGENTS NOTE

The property is subject to a s157 restriction that requires any prospective purchasers to prove that they have either lived or worked within the County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council – details available upon request

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



