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Welsh Property Services

HEWELL COTTAGE
2 FFORDD Y FELIN
LLWYNGWRIL
LL37 2YZ

£180,000 FREEHOLD

2 Bedroom cottage of character situated just off the centre of the village
Inglenook fireplace with wood burner, beamed ceilings, original ledged and braced doors, electric under floor heating, small enclosed rear garden
Refurbished in 2021

This refurbished Welsh stone cottage of character is situated in the heart of the village of Llwyngwril. Retaining many original features including beamed ceilings, inglenook fireplace with original Victorian stove and ledged and braced doors. Comprising entrance hallway leading to open plan lounge;kitchen/diner on the ground floor and 2 bedrooms plus shower room on the 1st floor. Heating is provided from electric wall mounted heaters set on a thermostatic timer wood burner and electric under floor heating to the ground floor. To the rear is a low maintenance enclosed slate paved garden with room for a table and chairs. Currently registered as a second home (C5).

Llwyngwril is a small but attractive village on the shores of Cardigan Bay. The village has a shop, pub and Farm shop with cafe facilities. There is a daily bus and mainline rail service. Tywyn which is approximately eight miles away with leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and primary and high school. For golfing, boating and all water sports the harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises timber half glazed door to;

ENTRANCE HALLWAY

Tiled floor, built in cupboard housing consumer unit and meter, glazed internal window to kitchen, stairs to 1st floor.

LOUNGE 5.24 x 3.89

Upvc window to front, half glazed stable door to rear, inglenook fireplace with original bread oven and cast iron Victorian stove (not in use) and wood burner on slate hearth, tiled floor with electric under floor heating, beamed ceiling, walk in storage cupboard (formerly the original kitchen), wall mounted panel heater, telephone point and wifi.

KITCHEN 3.63 x 2.80

Timber double glazed window to rear, glazed internal window to front hallway, contemporary units, laminate work top, ceramic sink and drainer with instant hot water heater below, integral washing machine and slim line dishwasher, built-in oven, ceramic hob, under cupboard lighting, tiled floor with under floor heating, beamed ceiling.

Off entrance hallway, stairs to 1st floor landing with loft access.

SHOWER ROOM 2.61 x 1.45

Velux window to rear, vanity wash basin with cupboards, panelled shower cubicle with electric shower, vinyl floor, heated towel rail, extractor.

BEDROOM 1 5.44 x 2.13

Upvc window to front with window seat and storage under, beamed ceiling, wall mounted panel heater, door to:

BEDROOM 2 5.44 x 3.33

Upvc window to front with window seat and storage under, wall mounted panel heater, beamed ceiling.

OUTSIDE FRONT

Roadside location on a quiet lane off the centre of the village with flower border and bin store.

REAR

Enclosed slate paved garden area with room for table and chairs, small shed, log store and storage boxes, tap and light. There is a general pedestrian access along the rear boundary from the communal right of way pathway running from the main road through to Mill Lane.

Agents note There is no parking with this property however a small village car park is located 2 minutes walk from Hewell cottage. Some contents may be available subject to separate negotiation.

ASSESSMENTS Band B

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage are connected.

Viewing by appointment only with Welsh Property Services. Cambrian House; High Street; Tywyn; Gwynedd. LL36 9AE. Tel: 01654 710 500 and email: info@welshpropertyservices,com.

WHAT3WORDS; Monday.unstated.impaired

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

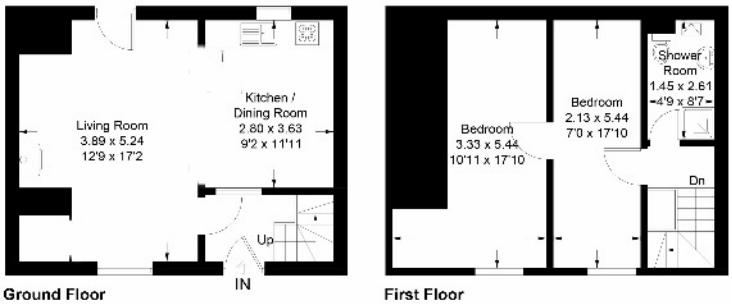
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should 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.

Hewell Cottage, Ffordd y Felin, Llwyngwril, Gwynedd, LL37 2YZ

Approximate Gross Internal Area = 74 sq m / 797 sq ft



Ground Floor
36.2 sq m / 390 sq ft

First Floor
37.8 sq m / 407 sq ft

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