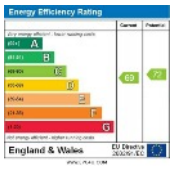
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com



ELFSTONE COTTAGE
VICARAGE LANE
OFF NATIONAL ST
TYWYN
LL36 9DD

Price £675,000 Freehold

Highly insulated with solar panels
Under floor heating throughout
Whole house ventilation with heat exchange
3 en-suite double bedrooms
Studio room over garage
Double garage and parking
Completely private garden with tropical planting

This unique architecturally designed detached dormer bungalow built in 1999 has the benefits of gas under floor heating, whole house ventilation with heat exchange, central hoover system (presently not used) and is situated in beautiful mid Wales, an area of outstanding natural beauty.

The property has a 6" timber frame and is highly insulated with 6" of insulation throughout to keep the running costs as low as possible together with the solar panels

The house is amazing, the garden is breath taking but the location is something else, can you believe you can walk from Elfstone to everywhere, health centre, hospital, schools, shops, restaurants, cafes, cinema , beautiful country walks, sandy beach and promenade 15 mins walk away. Sitting in the private sunny garden is so quiet and peaceful with just the sound of the waterfall and a host of birds who come every day to wash in the top of the waterfall overlooking the rear pond.

Comprising entrance hall, large breakfast kitchen, dining room with a beautiful fireplace fitted with a living flame gas fire, French doors to private sun trap rear tropical garden, lounge with antique open marble fireplace fitted with a wood burner, high ceilings, French doors to rear garden, large keep fit room with door to side garden (originally planned if a granny annexe was needed), study with fitted office furniture, lovely antique fire surround, utility room with door to side entrance, cloakroom, plant room with built in storage cupboards, ground floor master bedroom with abundance of fitted wardrobes and beautiful en suite with a bath and separate shower, two large first floor bedrooms with en suite shower rooms. Stunning hand painted leaded light fairies and elves in all the windows.

There is potential to convert the keep fit room and study into further bedrooms and together with the studio room over the garage it is ideal for b and b or similar.

Hand made wrought iron electric entrance gates with daffodil insets, two side gates again hand made with flower insets, the wrought iron work leading to the studio room is adorned with roses and flower insets.

Studio room which could be used as extra accommodation.

Outside - private tarmac lane (our lane but next door The Old Vicarage has access), hand made ornamental electric gates, block paved drive, large stone outbuilding fitted with expensive shelving, power points etc, block paved drive to double garage with electric doors and again completely fitted out with professional shelving, power points etc plus 2 outside power points, outside bin cupboard, ornamental staircase to studio room over the garage, steps up to front tropical garden with koi pond and folly, artificial lawns and paved areas, two ornamental side gates to side entrances.

Rear garden, very sheltered area on two levels, pond with fish and waterfall, steps up to tropical garden and shaded decked sitting out area overlooking the rear garden, steps up to a Japanese pagoda with a Jacuzzi, good size summer house (which could make a lovely outside office) plastic log stores, small greenhouse, large plastic storage shed. Lots of outside electric points and 3 taps with hoses for easy watering.

There are 6 large Australian tree ferns in the established tropical garden which are magnificent, bananas, echiums, palm trees, gunneras, tetrapanex, fatsia, canna lilies all well established plus a wide range of trees and shrubs.

The whole garden is completely dog friendly with 6 ft upvc fencing or high stone walls.

The garden is membraned and mulched and is fairly easy to look after, the pots take time to water but most have established perennials in them now.

Hand made brick construction surmounted by an ornamental clay roof. the house is in excellent condition throughout and comes with options for some of the contents as the owners are relocating abroad.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, 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.

TENURE The property is freehold.

ASSESSMENTS Band F

SERVICES Mains water, gas, electricity and main drainage are connected.

WHAT3WORDS: marble.craftsman.mule

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertyservices.co.uk

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.