

**CARTREF
LLANEGRYN
LL36 9TY**

Price £155,000



**Semi detached cottage of character
2 bedrooms
Fully enclosed rear garden
Rural village location
Lpg central heating - wood burner - upvc double glazing**

This 2 bedroom semi detached cottage of character is situated in the heart of the rural village of Llanegryn. Comprising lounge/diner, kitchen/breakfast room and bathroom on the ground floor and 2 bedrooms on the 1st floor. With upvc double glazing and calor gas central heating plus woodburner in the lounge. Roadside location in a small rural village. The rear garden is a good size, fully enclosed with side access from the front and pedestrian rear right of way over the neighbouring property. There is ample parking adjacent in front of the village hall. Registered as C3 principal residence. This cottage is an ideal 1st time buyers property.

Llanegryn is a small sought after village in the Dysynni Valley approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty with Cader Idris and Bird Rock in the distance. The village also has a new area primary school.

The property comprises part glazed door to;

PORCH

Tiled floor, inset doormat, half glazed door to;

LOUNGE 5.65 x 3.37 max
Sash window to front and rear, stone feature wall with inset wood burning stove on slate hearth, beamed ceiling, door to;

KITCHEN / BREAKFAST ROOM 3.99 x 2.65
Window to rear, , base and wall units, laminate work top, stainless steel sink and drainer, slide in cooker, plumbed for washing machine, Worcester combi boiler located here, built,in cupboard housing electric consumer unit and meter, vinyl floor, half glazed door to side leading to rear porch with poly carbonate roof, tiled floor and half glazed door to rear.

Off lounge door to;

BATHROOM 1.89 x 1.29
Window to side, wash basin, w c, bath with electric shower over and curtain, tiled walls, electric towel rail, inset cupboard, extractor, wall mounted fan heater.

Off lounge stairs to 1st floor landing.

BEDROOM 1 3.61 x 3.89
Sash window to front, 2 built in cupboards with overhead storage.

BEDROOM 2 3.94 x 1.92
Escape window to rear, 2 built in cupboards, loft access.

OUTSIDE FRONT
Rendered wall, gated access to rear.

OUTSIDE REAR
Patio area (calor bottles located here), lawned area, mature shrubs;hedging and trees, gated access to side pedestrian right of way.

ASSESSMENTS Band B

TENURE This property is freehold.

SERVICES Mains water, electricity and main drainage are connected.

WHAT3WORDS: humidity.howler.digitally

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

FLOORPLAN



