Welsh Property Services
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FRONDEG
ABERGYNOLWYN
LL36 9YP

Price £270,000 Freehold



2 - 3 bedroom semi detached cottage of character
Kitchen / diner
Ground floor shower room
Oil central heating - upvc double glazing
Large landscaped garden, double garage with parking

This well presented semi detached cottage of character is located in the heart of the village. Surrounded by a beautifully planted landscaped garden the property comprises; lounge with beamed ceiling and inglenook fireplace, kitchen / diner, shower room and potential 3rd bedroom or study on the ground floor. With a double and single bedroom on the 1st floor. The boiler room -potantial utility is accessed at the rear and there is a very useful garden toilet. This cottage has rear vehicular access to private off road parking and access to a detached double garage / workshop. The wraparound garden is maturely planted with fruit trees and pond. The cottage is oil centrally heated with upvc double glazing. Registered as a principal residence (C3) and chain free.

Abergynolwyn is in the heart of the Snowdonia National Park and is surrounded by beautiful un spoilt countryside with many well known beauty spots nearby. The famous Talyllyn Railway, one of the oldest narrow gauge railways in the world runs from Abergynolwyn to the sea and sandy beaches of Tywyn just seven miles away. Bus services are available to Dolgellau, Barmouth, Aberdovey and Tywyn.

The property comprises shared pedestrian access to;

LOBBY
Timber front door, consumer unit and electric meter located here, door to;

LOUNGE 4.12 x 4.09 not inc inglenook.
Window to front, beamed ceiling, inglenook fireplace with open fire and original bread oven door to;

KITCHEN 5.95 x 2.55
Window to side and rear, timber base and wall units, tiled work top, composite sink and drainer, electric hob, built in oven, integral fridge and freezer (both replaced in the last 5 years - 2026), plumbed for dishwasher and washing machine, slate floor, beamed ceiling, door to;

INTERNAL HALLWAY
Upvc door to rear, access to loft area.

GROUND FLOOR BEDROOM / STUDY 2.99 x 2.59
Window to front, vaulted beamed ceiling, painted exposed stone walls.

SHOWER ROOM 2.03 x 1.87
Window to rear, tiled cubicle with electric shower, wash basin, w c, built in airing cupboard housing hot water cylinder and slatted shelving, extractor, part tiled part timber panelled walls.

Off lounge, stairs to;

1ST FLOOR LANDING
Access to loft.

BEDROOM 1 4.33 x 2.45
Window to front with village and valley views, fitted wardrobe and drawer units.

BEDROOM 2 2.72 x 2.04
Window to rear with village and hillside views.

OUTSIDE REAR
Fully enclosed with rear pedestrian gate and double vehicular gates, gravel parking area, mature planting, cherry, apple and crab apple trees, pond, slate paved patio, outside tap and lights. Lavatory with upvc door,

BOILER ROOM 2.49 x 2.12
Harrier oil boiler located here.

DOUBLE GARAGE / WORKSHOP 7.0 x 6.10
2 x up and over doors, half glazed door to side, consumer unit, power and lighting.

COUNCIL TAX Band B

SERVICES Electric, mains water and drainage.

WHAT3WORDS:chosen.bikers.embellish

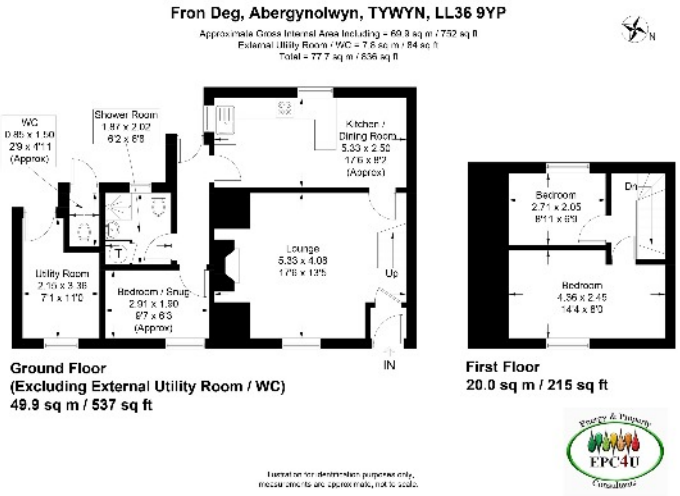
Viewing by appointment only with;
Welsh Property Services, Cambrian House, High Street, Tywyn.
01654 710 500, info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS
You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

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.

floorplan


























Big on







