

**DILAN**  
**5 LLANEGRYN STREET**  
**ABERGYNOLWYN**  
**LL36 9YE**

**Price £169,000 Freehold.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC



**Well presented mid terraced bungalow**  
**2 double bedrooms**  
**Well fitted kitchen**  
**Fully enclosed front garden**  
**Rear stone storage shed**  
**Upvc double glazed**  
**Multi-fuel stove running central heating**

This well presented cottage is situated in a quiet residential location close to the centre of the rural village of Abergynolwyn. Comprising entrance porch, lounge/diner, bathroom, 2 double bedrooms and well fitted kitchen with Aga range electric oven and 5 burner calor gas hob. With enclosed front garden laid to lawn with mature shrubs and hedging and rear stone built shed. Wood effect upvc windows and doors and multi fuel stove running central heating.

Abergynolwyn is a delightful village set within the Snowdonia National Park. There is a daily bus service to Tywyn which is approximately eight miles away and boasts its own leisure centre and swimming pool, plus all the usual facilities including a cinema, health centre, cottage hospital and primary and high schools. For golfing, boating and all water sports, the delightful harbour village of Aberdovey is just fourteen miles away past Tywyn towards Pennal and Machynlleth.

The property comprises upvc door to entrance porch with tiled floor, stable door to;

**LOUNGE/DINER** 19'1 x 12'

Window to front, laminate floor, brick feature fireplace with cast iron multi fuel stove, t v point, glazed doors to;

**BEDROOM 1** 12'4 x 9'2

Window to front, telephone point, picture rail.

**BEDROOM 2** 12'4 x 9'4

Window to rear, access to part boarded and insulated loft ( possible option to convert subject to planning ), picture rail.

Off lounge, glazed door to;

**INNER HALLWAY**

Tiled floor, built-in cupboard housing hot water cylinder, heat leak radiator and shelving.

**KITCHEN** 12'3 x 9'2

Bay window to rear with deep sill, half glazed stable door to side, tiled floor, base and wall units, wood block work-top, ceramic double sink, plumbed for washing machine and dishwasher, part tiled walls, Aga range electric oven and 5 ring gas hob with Aga extractor over. Built-in cupboard housing electric meter and consumer unit.

**BATHROOM** 9' x 5'

Window to rear, tiled walls and floor, wash basin, w c, corner bath with shower head handset; electric shower over and curtain.

**OUTSIDE FRONT**

Fully enclosed, laid to lawn, paved area, wood store, mature shrubs and hedging.

**REAR**

Rendered stone built storage shed, slate paved path, Calor gas bottles located here, access to rear vehicular lane.

**ASSESSMENTS**

Band B

**TENURE** This property is freehold with no local occupancy clause.

**SERVICES** Mains water, drainage and electricity are connected.

**VIEWING** By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500. Email: [info@welshpropertieservices.com](mailto:info@welshpropertieservices.com)

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