

**TAN Y FRON
 LLWYNGWRIL
 LL37 2JG**

Price £550,000

Energy Efficiency Rating	Current	Target
Overall Energy Efficiency Rating	E	C
Walls	D	C
Roof	E	C
Floors	E	C
Windows	E	C
Heating	E	C
Hot Water	E	C
Air Conditioning	-	-
Lighting	E	C
Walls	E	C
Floors	E	C
Windows	E	C
Heating	E	C
Hot Water	E	C
Air Conditioning	-	-
Lighting	E	C

England & Wales



**Well presented 4 bedroom detached house with partial sea views.
 Situated on a private lane
 Built c1900
 Retaining many original features
 Enclosed landscaped garden
 Gravel parking for several vehicles - single garage**

Tan y Fron is a fine example of an Arts and Crafts movement house and retains many of its original features including coving; picture rails; deep skirting boards; doors and fireplaces, even the original decorative stained glass window has been fitted into a upvc frame. It was built for the youngest daughter of the Count and Countess of Morella (of Spanish descent). Her mother was the main landowner of the village at that time, her name is in the village church and she paid for the village monument to be built. Tan y Fron was built in sight of Hendre Hall where they resided.

Situated on a private residential lane off the main street with enclosed grounds and gated entrance to a gravel driveway and parking for several vehicles. The house comprises a large entrance hallway, lounge with reading room, dining room open to the kitchen, utility and cloakroom on the ground floor. With 4 double bedrooms, bathroom and separate w c on the 1st floor. The property is oil centrally heated and fully upvc double glazed.

Llwyngwrl is a small and stunningly beautiful village on the shores of Cardigan Bay. The village has a shop and pub. There is a daily bus and mainline rail service. Tywyn, which is approximately ten miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. For golfing, boating and all water sports the delightful harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises:

Steps up to a paved area with storm porch to:

ENTRANCE HALL 4.13 x 3.42
Window to front and side, gloss laminate floor.

LOUNGE 4.32 x 4.27
Window to front, original fireplace (not in working order), gloss laminate floor, open to:

READING ROOM 2.14 x 2.13
Windows on 3 elevations, gloss laminate floor.

DINING ROOM 4.34 x 3.65
Window to side, French doors rear, gloss laminate floor, open to:

KITCHEN 4.13 x 2.81
Window to side, cream units, laminate work top, plumbed for dishwasher, composite sink and drainer, range style cooker with extractor over, part tiled walls, tiled floor, open to former pantry with window to side and space for American style fridge freezer, half glazed door to:

UTILITY AREA
Door to side with access to garden, built in cupboard housing electric meter and consumer unit, plumbed for washing machine, tiled floor.

CLOAKROOM
Window to side, w c, vinyl floor, part panelled walls.

Off entrance hall, stairs to:

1ST FLOOR LANDING
Window to side.

BEDROOM 1 4.33 x 4.30 inc built in cupboard.

Window to front with partial sea views, built in cupboard, original fireplace.

BEDROOM 2 4.16 x 3.54
Window to front with partial sea views.

BEDROOM 3 4.31 x 3.74
Window to side, original fireplace.

BEDROOM 4 3.46 x 3.09
Window to side, original fireplace.

BATHROOM 3.04 x 2.46
Window to rear, corner bath with shower head handset, wash basin, panelled walk in shower, built in airing cupboard with hot water cylinder and slatted shelving, vinyl floor.

SEPARATE W C
Window to side, w c, vinyl floor.

OUTSIDE FRONT
Gated entrance to gravel driveway, laid to lawn, mature shrubs and trees, paved terrace, access either side to rear, laid to lawn, pre cast concrete garage, oil tank, oil boiler.

WHAT3WORDS: forgot.crackling.introduce.

ASSESSMENTS Band F

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage.oil central heating.

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

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