

**LLWYN TEG
ABERGYNOLWYN
LL36 9YP**

Price £265,000 Freehold



**Spacious refurbished 3 bedroom end terrace cottage
Oil central heating - upvc double glazing
Rear garden with parking potential
Central village location**

This immaculately presented end terrace cottage is located close to the heart of the village. With unexpectedly spacious living area open to a good sized kitchen / diner on the ground floor and 3 double bedrooms plus contemporary bathroom on the 1st floor. Refurbished since 2016 to include upvc triple; double and acoustic upvc windows (with lovely rural or village views from all aspects), new central heating system, insulated walls and floor to living area. This cottage has rear vehicular access to private off road parking. The garden has been landscaped sympathetically to encourage wildlife and birds. Registered as a principal residence (C3).

Abergynolwyn is in the heart of the Snowdonia National Park and is surrounded by beautiful unspoilt countryside with many well known beauty spots nearby. The famous Tallyllyn 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 composite door to;

LOUNGE 7.24 x 4.03

Triple glazed window to front, engineered oak floor, wood burner on slate slab with slate mantle, under stairs cupboard, built in cupboard housing consumer unit and electric meter, open to;

KITCHEN / DINER ? x ?

Double glazed sliding doors to rear, triple glazed picture window to side with beautiful valley views, shaker style units, laminate work top, stainless steel sink and drainer, built in oven, induction hob and extractor over, tiled floor and part tiled walls, plumbing for washing machine, space for tumble drier, Worcester oil combi boiler located here (installed 2017 and serviced annually).

Off lounge, stairs to 1st floor landing.

BEDROOM 1 3.62 x 2.64

Triple glazed window to rear, original floorboards, access to loft with pull down ladder and light.

BEDROOM 2 3.47 x 2.57

Acoustic glazed window to front, original floorboards, bespoke fitted shelving and hanging rail with hidden vertical double bed giving options to use the room as a dressing room and guest accommodation.

BEDROOM 3 2.99 x 1.72

Acoustic window to front, original floorboards.

BATHROOM 3.28 x 2.97

Double glazed window to rear, original floorboards, double ended bath, vanity wash basin with mirror over and light, w c, tiled shower cubicle with overhead and shower head handset, heated towel rail, humidistat extractor.

OUTSIDE FRONT

Roadside location with gated access to small front terrace, gated access either side to rear. The attached cottage has right of way through the left side access.

OUTSIDE REAR

Maturely planted shrubs and trees, small wildlife pond, grassed area, shed, potential parking at rear for 2 vehicles.

BAND Band B

SERVICES Electric, mains water and drainage, oil central heating.

WHAT3WORDS:ladder.iterative.spaceship

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.

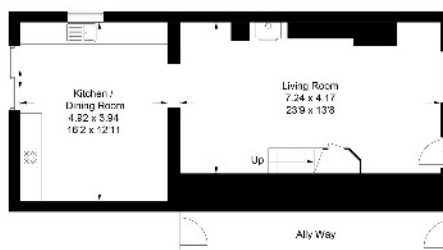
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These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements 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.

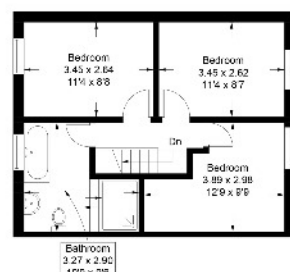
LASER TAPE CLAUSE

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

Llwynteg, Abergynolwyn, TYWYN, LL36 9YP
Approximate Gross Internal Area
92.4 sq m / 994 sq ft



Ground Floor
51.3 sq m / 552 sq ft



First Floor
41.1 sq m / 442 sq ft

Has been for identification purposes only, measurements are approximate, not to scale.



