

**4 TAN Y BRYN STREET  
ABERGYNOLWYN  
LL36 9UY**

**Price £145,000 Freehold**



**Grade 2 listed 2 bedroom cottage of character  
Electric storage heating**

**Rear paved low maintenance garden plus garage and stone built storage shed**

This Grade two listed former miners cottage is set in a quiet residential location close to the centre of the village. Comprising Entrance hallway with original slate flag floor, leading to lounge/diner and kitchen on the ground floor and 2 double bedrooms plus spacious bathroom on the 1<sup>st</sup> floor. With rear enclosed paved garden and stone built storage shed plus single garage. The cottage has single glazed timber windows and electric storage heating plus open fire to the living area. Currently registered as C5 second home status.

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 Talylyn 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 part glazed panelled door to:

#### **HALLWAY**

Staircase, original flagstone floor, electric meter and consumer unit located here, door to:

#### **LOUNGE / DINER** 6.56 x 3.51

Sash window to front and rear, 3 recessed built in cupboards, under stairs cupboard, 2 storage heaters, open fire with slate hearth (in working order), door to:

#### **KITCHEN** 2.97 x 2.44

Double glazed timber window to rear, window and half glazed door to side, base and wall units, laminate work top, composite sink, ceramic hob, built in oven, vinyl floor.

Off entrance hallway, stairs to 1<sup>st</sup> floor landing, access to loft, storage heater.

#### **BEDROOM 1** 4.21 x 3.23

Sash window to front, storage heater.

#### **BEDROOM 2** 3.23 x 2.40

Sash window to rear, built in cupboard housing hot water cylinder.

#### **BATHROOM** 2.89 x 2.43

Sash window to side, bath, wash basin, w c, tiled shower cubicle with Mira electric shower, vinyl floor.

#### **OUTSIDE REAR**

Enclosed and paved with mature shrubs, access to slate built storage shed with working w c and single garage with up and over door and side access with power, Belfast sink with hot and cold water, separate tap and plumbed for washing machine, space for tumble drier and fridge freezer.

#### **BAND** Band B

#### **ASSESSMENTS** Electric, mains water and drainage.

#### **WHAT3WORDS: uttering.prices.dumpy**

#### **Viewing by appointment only with:**

Welsh Property Services, Cambrian House, High Street, Tywyn.  
01654 710 500, info@welshpropertieservices.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





