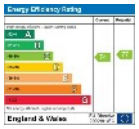
Welsh Property Services
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1 VICTORY HOUSE
LLWYNGWRIL
LL37 2JE

Price £370,000





Well presented spacious 4 bedroom detached dormer bungalow
Situated in the beautiful coastal village of Llwyngwril
Enclosed garden and single garage

This extremely spacious detached dormer bungalow is situated in the heart of the village of Llwyngwril, overlooking the charming Hendre Hall. Built approximately 20 years ago with very generously sized rooms. The property comprises; lounge / diner, kitchen, utility, cloakroom and double bedroom with en-suite bathroom on the ground floor. With a further 3 double bedrooms, en-suite and family bathroom on the 1st floor. The 2 1st floor bathrooms were refitted in 2021. With oil central heating - the boiler was replaced in 2020 and upvc double glazed. The plot is fully enclosed with low maintenance paved rear and access to the detached garage and tarmac parking for one vehicle. There are partial sea views from the front and Snowdon/Eryri is visible in the distance.

Llwyngwril 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 entrance porch to;

HALL 4.70 x 2.82
Engineered oak floor, built in under stairs cupboard.

L SHAPED LOUNGE / DINER 7.19 x 5.25
Window to front and rear plus patio doors, engineered oak flooring, wood burning stove (installed 2020) automatic blinds to rear.

KITCHEN 3.96 x 3.45
Window to rear, base and wall units, laminate work top, stainless steel 1.5 sink and drainer, integral dishwasher, space for slide in cooker, part tiled walls, tiled floor.

UTILITY 2.35 x 1.49
Door to rear with access to garden, base and wall units, laminate work top, stainless steel sink and drainer, plumbing for washing machine, tiled floor, part tiled walls, consumer unit located here.

Off entrance hallway to;

BEDROOM 1 3.96 x 3.26
Window to front,.
ENSUITE 2.51 x 1.71
Window to side, bath with electric shower over and glass screen, wash basin, w c, tiled floor, part tiled walls, extractor.

CLOAKROOM 1.71 x 1.30
W c, wash basin, extractor, part tiled walls, engineered oak floor.

Stairs to 1st floor landing.

BEDROOM 2 (main) 5.94 x 3.26 not inc recessed entrance, window to front with partial sea views and automatic blind, under eaves storage area, loft access.
EN-SUITE 2.50 x 1.74
Bath with Aqualisa smart bath fill and electric shower over plus glass screen, vanity wash basin and w c, part panelled walls, vinyl floor, extractor, heated towel rail.

BEDROOM 3 6.67 x 3.93
Window to front, 2 velux to rear, fitted cupboards on 3 elevations, loft access.

BATHROOM 2.80 x 2.30
Velux to rear, vanity wash basin and w c, bath with Aqualisa smart bath fill and shower over plus glass screen, vinyl floor, part panelled walls, extractor, heated towel rail.

BEDROOM 4 3.98 x 3.47
2 velux to rear, laminate floor.

OUTSIDE FRONT
Gated entrance to enclosed garden, small lawn area and mature shrubs, access either side to rear.
REAR
Fully paved with gated access to oil tank and rear tarmac parking for 1 vehicle with EV charger and external power point, access to;
GARAGE 6.29 x 3.31
Metal doors, power, lighting, insulated loft area, tap, consumer unit, Worcester combi boiler with wifi control (installed 2020).

WHAT3WORDS: gradually.query.tearfully

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































