

**ELFSTONE COTTAGE
 VICARAGE LANE
 OFF NATIONAL ST
 TYWYN
 LL36 9DD**

Price £675,000 Freehold

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		



**Highly insulated
 Solar panels
 Gas wet system under floor heating throughout
 Whole house ventilation with heat exchange
 3 en-suite double bedrooms
 Studio room over garage
 Double garage and parking
 Completely private garden with tropical planting**

This unique architecturally designed detached dormer bungalow built in 1999 has the benefits of gas wet under floor heating, whole house ventilation with heat exchange, central hoover system (presently not used) and is situated in beautiful mid Wales, an area of outstanding natural beauty.

The property has a 6" timber frame and is highly insulated with 6" of insulation throughout to keep the running costs as low as possible together with the solar panels

The house is amazing, the garden is breath taking but the location is something else, can you believe you can walk from Elfstone to everywhere, health centre, hospital, schools, shops, restaurants, cafes, cinema , beautiful country walks, sandy beach and promenade 15 mins walk away. Sitting in the private sunny garden is so quiet and peaceful with just the sound of the waterfall and a host of birds who come every day to wash in the top of the waterfall overlooking the rear pond.

Comprising entrance hall, large breakfast kitchen, dining room with a beautiful fireplace fitted with a living flame gas fire, French doors to private sun trap rear tropical garden, lounge with antique open marble fireplace fitted with a wood burner, high ceilings, French doors to rear garden, large keep fit room with door to side garden (originally planned if a granny annexe was needed), study with fitted office furniture, lovely antique fire surround, utility room with door to side entrance, cloakroom, plant room with built in storage cupboards, ground floor master bedroom with abundance of fitted wardrobes and beautiful en suite with a bath and separate shower, two large first floor bedrooms with en suite shower rooms. Stunning hand painted leaded light fairies and elves in all the windows.

There is potential to convert the keep fit room and study into further bedrooms and together with the studio room over the garage it is ideal for b and b or similar.

Hand made wrought iron electric entrance gates with daffodil insets, two side gates again hand made with flower insets, the wrought iron work leading to the studio room is adorned with roses and flower insets.

Studio room which could be used as extra accommodation.

Outside - private tarmac lane (our lane but next door The Old Vicarage has access), hand made ornamental electric gates, block paved drive, large stone outbuilding fitted with expensive shelving, power points etc, block paved drive to double garage with electric doors and again completely fitted out with professional shelving, power points etc plus 2 outside power points, outside bin cupboard, ornamental staircase to studio room over the garage, steps up to front tropical garden with koi pond and folly, artificial lawns and paved areas, two ornamental side gates to side entrances.

Rear garden, very sheltered area on two levels, pond with fish and waterfall, steps up to tropical garden and shaded decked sitting out area overlooking the rear garden, steps up to a Japanese pagoda with a Jacuzzi, good size summer house (which could make a lovely outside office) plastic log stores, small greenhouse, large plastic storage shed. Lots of outside electric points and 3 taps with hoses for easy watering.

There are 6 large Australian tree ferns in the established tropical garden which are magnificent, bananas, echiums, palm trees, gunneras, tetrapanax, fatsia, canna lilies all well established plus a wide range of trees and shrubs.

The whole garden is completely dog friendly with 6 ft upvc fencing or high stone walls.

The garden is membraned and mulched and is fairly easy to look after, the pots take time to water but most have established perennials in them now.

Hand made brick construction surmounted by an ornamental clay roof. the house is in excellent condition throughout and comes with options for some of the contents as the owners are relocating abroad.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talylllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

TENURE The property is freehold.

ASSESSMENTS Band F

SERVICES Mains water, gas, electricity and main drainage are connected.

WHAT3WORDS: marble.craftsman.mule

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertyservices.co.uk

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