



CRUD YR AWEL
10 TY'N RHOS ESTATE, CHWILOG LL53 6TF
£285,000





CROESO | WELCOME:

Byngalo gyda, 3 lloft, lolfa, gegin gyda lle fwyta, ystafell fwyta, ystafell ymolchi a thoiled ar wahân. Tu allan mae yna le parcio, patio, gerddi a garej. Mae Chwilog yn bentref poblogaidd gyda ysgol gynradd, canolfan gymunedol, cigydd teulu, Y Madryn sydd yn yn Dy Tafern a Ty Bwyta.

A detached bungalow conveniently placed for all the amenities offered by this popular village. Benefiting from uPVC double glazing and oil central heating. The accommodation comprises of entrance hall, lounge, dining kitchen, dining room, 3 bedrooms, separate toilet and bathroom.

Chwilog is a desirable village with a primary school, community centre and an award winning family butchers. Y Madryn has been restored and is a village pub and restaurant/café.

CYNTEDD | HALL:

uPVC double glazed door. Radiator, 2 useful storage cupboards with sliding doors. Access to roof space.



CEGIN GYDA LLE BWYTA | DINING KITCHEN:

17' 10" x 11' 1" (5.45m x 3.4m) maximum measurements Range of base and wall units. uPVC double glazed windows, radiator. Door to:

YSTAFELL BOILER | BOILER ROOM:

Combi boiler, uPVC double glazed window and door to outside.

LOLFFA | LOUNGE:

12' 9" x 17' 0" (3.9m x 5.2m) maximum measurements uPVC double glazed windows, radiators, open fireplace.



YSTAFELL FWYTA | DINING ROOM:

7' 10" x 10' 2" (2.4m x 3.1m) uPVC double glazed window and radiator.

LLOFFT 1 | BEDROOM 1:

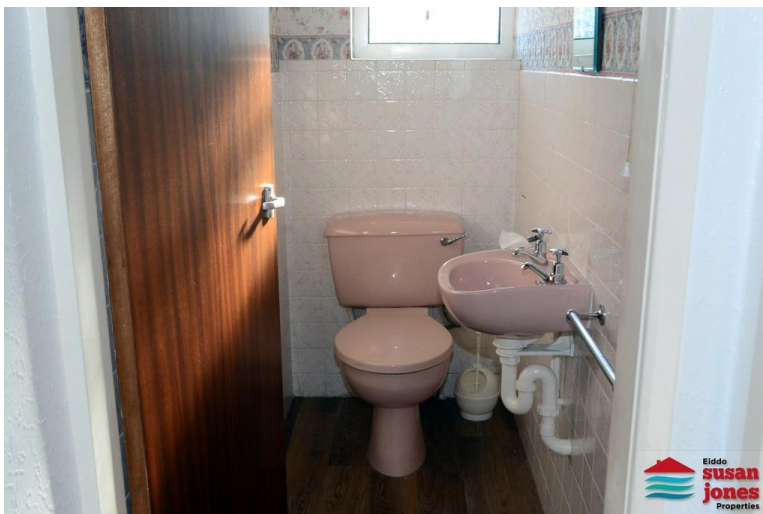
9' 10" x 15' 1" (3m x 4.6m) uPVC double glazed window and radiator.

LLOFFT 2 | BEDROOM 2:

9' 10" x 13' 1" (3m x 4m) uPVC double glazed window and radiator.

LLOFFT 3 | BEDROOM 3:

8' 0" x 11' 1" (2.45m x 3.4m) uPVC double glazed window and radiator.



YSTAFELL YMOLCHI | BATHROOM:

5' 2" x 10' 2" (1.6m x 3.1m) Panelled bath with shower tap attachment, wash hand basin. uPVC double glazed window and radiator

TOILET | TOILET:

Toilet and wash basin. uPVC double glazed window.

TU ALLAN | OUTSIDE:

Tarmacadam driveway to garage (2.7m x 5.5m) with up and over door, rear room (2.7m x 2.7m) used for workspace/garden room with uPVC double glazed window. Patio area with lawned garden surrounded by manicured privet hedging is around most of the boundaries. Pedestrian access with gate leading to rear lawned garden the mature shrubs and pedestrian gate to pavement by road.



PERCHNOGAETH | TENURE:

Freehold.



GWASANAETHAU | SERVICES (NOT TESTED):

We believe that mains water, electric, drainage and oil central heating are connected.

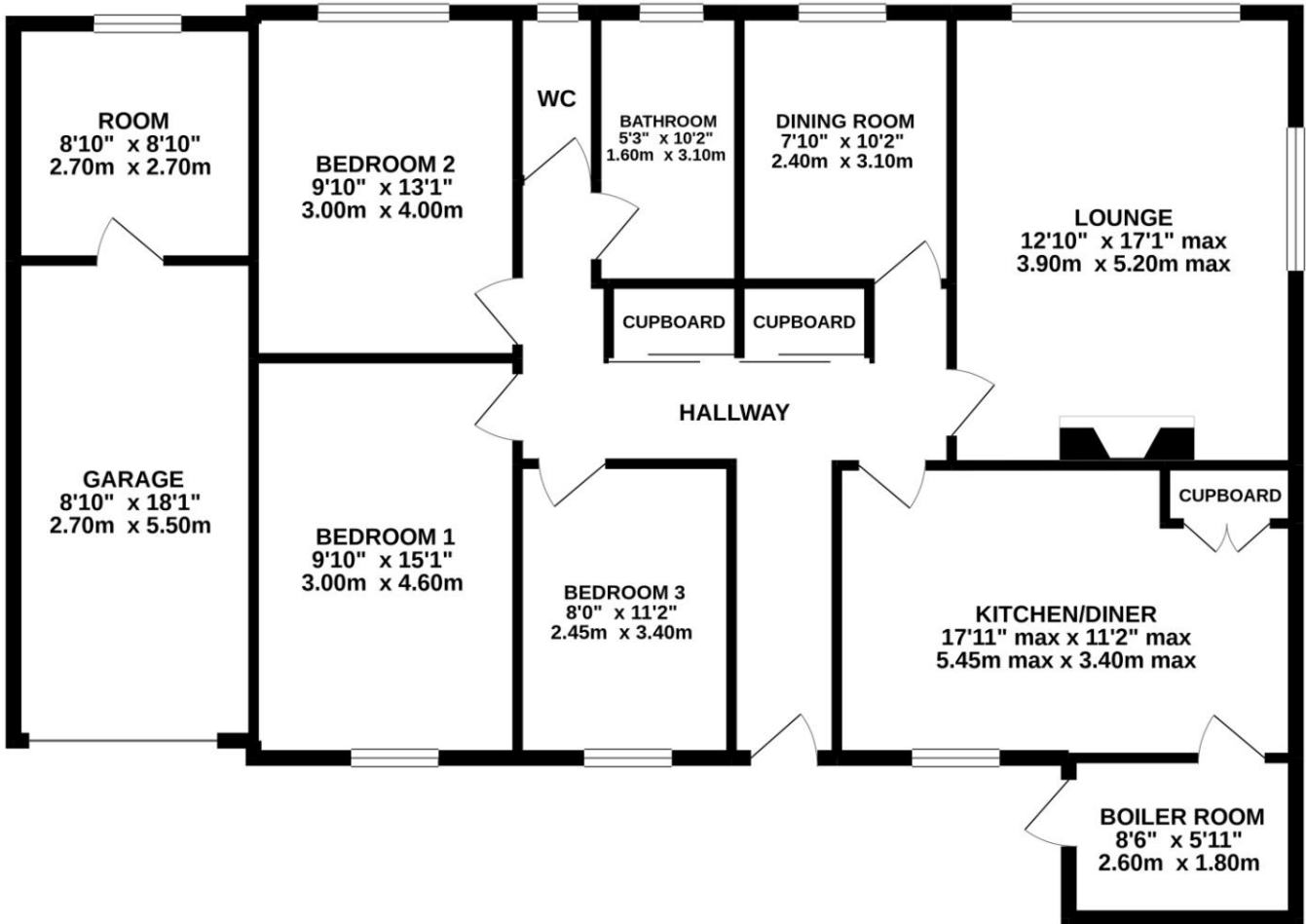
CYFARWYDDIADAU | DIRECTIONS:

Turn into Ty'n Rhos Estate and first right, Crud Yr Awel is the first bungalow on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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