

**32 MAESEGRYN
LLANEGRYN
LL36 9SH**

Price guide £180,000 freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Very energy inefficient - highest running costs	G		
England & Wales		42	63

EU Directive 2002/91/EC



**Immaculately presented 3 bedroom mid terrace house
situated in the rural village of Llanegryn
Well fitted kitchen and bathroom
Enclosed rear garden, upvc double glazing, electric heating
Subject to a local occupancy clause.**

This immaculately presented 3 bedroom mid terrace property is situated in the pretty rural village of Llanegryn with lovely views to the front and rear. Comprising entrance hallway leading to lounge/diner, well fitted kitchen, lean to conservatory on the ground floor and 3 good size bedrooms and bathroom on the first floor. With upvc double glazing throughout, open fire in working order and electric heaters. The front garden is slate gravel with mature shrubs providing off road parking for up to 4 vehicles, access via shared alleyway to the fully enclosed rear garden laid to slate gravel and low maintenance paving. With the benefit of cavity wall insulation and full upvc double glazing throughout. The property is subject to a Local Occupancy Clause.

Llanegryn is a small sought after village approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty. The village also has a new flagship area primary school which opened in September 2013.

The property comprises part glazed door to:-

INNER HALLWAY

Telephone point, stairs to first floor, part glazed door to:-

LOUNGE / DINER 22'9 x 14'8 into recess.

Window to front, attractive open fireplace in working order with wooden surround, picture rail, French doors to conservatory, t.v point.

KITCHEN 9'7 x 7'11

Window to rear, contemporary fitted kitchen, wood block work top, composite sink and drainer, slim line dishwasher, plumbed for washing machine, integrated oven and hob, fully tiled walls; and floor.

CONSERVATORY 16'7 x 5'4

Vinyl flooring, door to side and french doors to rear garden.

MAIN BEDROOM 11'7 x 11'8

Window to front with panoramic views of the Dysynni valley, t.v point.

BEDROOM 2 11'1 x 11'4

French doors to rear Juliet balcony with hillside views.

BEDROOM 3 10'2 x 8'8

2 windows to front with lovely valley views.

BATHROOM 10' x 5'4

2 windows to rear, white suite comprising w.c, wash basin, P shaped bath with electric shower over and curved shower screen fully tiled walls and floor, chrome electric towel rail.

LANDING

Walk-in cupboard fitted with shelving and hanging space. Separate airing cupboard with hot water cylinder and slatted shelving. Access to boarded loft with pull down ladder.

OUTSIDE FRONT

Fully fenced graveled area with small shrub border and parking for several cars. Paved path to rear of property shared with next door but owned by 32 Maesegryn.

REAR

Low maintenance attractive rear garden split into three areas, Summerhouse, outside tap and electric lighting. Outbuilding with power currently housing freezer and tumble drier with upvc window to rear.

COUNCIL TAX

Band B

SERVICES

Mains water and electricity connected.

AGENTS NOTE

The property is subject to a s157 restriction that requires any prospective purchasers to prove that they have either lived or worked within the Snowdonia National Park or County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council – details available upon request.

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.



