

**9 GODRE'R GAER  
LLWYNGWRIL  
LL37 2JZ**

**£265,000 freehold**

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-101	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Well presented, refurbished 4 /5 bedroom semi detached house situated just off the centre of the village and a short walk to the beach. Upvc windows, oil centrally heated and fully enclosed front and rear garden Sea views from front facing bedrooms and garden**

**The free primary school bus stops directly outside the property and the train for the high school is a very short walk to the station.**

This well presented spacious 4 bedroom semi detached house is situated just off the centre of the village and within a short walking distance to the beach and railway station. Refurbished since 2015 and comprising entrance hallway to dining room, lounge, conservatory, kitchen, cloakroom, utility, home office on the ground floor with 4 good sized bedrooms plus bathroom on the 1<sup>st</sup> floor. Fully enclosed front and rear gardens with sea views from the front and front bedrooms plus a further reception room currently used as a bedroom which would make a perfect studio or home office. Upvc double glazed with oil central heating. The local authority provide free transport to the local primary and high schools which all the local children use.

Llwyngwrl is a small, beautiful and friendly village on the shores of Cardigan Bay. It has a shop with part-time post-office counter and lovely pub. Public transport is provided by local buses and the Cambrian Coast railway. Tywyn, which is approximately 8 miles away, boasts its own leisure centre and swimming pool complex, plus all the usual facilities including a cinema, doctors' surgery, cottage hospital and high school. For golfing, boating and all water sports, the delightful harbour village of Aberdyfi is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises half glazed wood door to;

#### **HALLWAY**

Window to front, telephone point, stairs to 1<sup>st</sup> floor.

**DINING ROOM** 11' x 10'2 currently used as a bedroom, window to front.

**LOUNGE** 16'5 x 9'6  
2 windows and sliding door to rear, laminate floor, open fireplace (not in use).

**CONSERVATORY** (installed Nov 2021) 13'6 x 6'7  
Windows on 3 elevations, French doors to rear, tiled floor, poly carbonate roof, under floor heating thermostat and app control.

Off lounge, glazed door to;

**KITCHEN** 14'4 x 8'8  
Window to side and front, laminate floor, cream Shaker style units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher and washing machine, space for American style fridge freezer, built-in oven, ceramic hob, part tiled walls. Door to;

**LOBBY**  
Consumer unit and electric meter located here., vinyl floor.

**CLOAKROOM**  
Window to rear, vinyl floor, w c.

**BOILER ROOM**  
Window to rear, vinyl floor, Worcester boiler.

Off lobby, steps down to;

**UTILITY**  
Half glazed doors to front and rear, poly carbonate skylight, vinyl floor, plumbed for washing machine.

**HOME OFFICE** 14'7 x 10'9 currently used as a bedroom. Windows to front and side.

Off entrance hallway, stairs to;

**1ST FLOOR LANDING**  
Access to partly boarded loft.

**BEDROOM 1** 13'4 x 10'1  
2 windows to front.

**BEDROOM 2** 11' x 10'4  
Window to rear.

**BEDROOM 3** 10'3 x 6'8  
Window to rear.

**BEDROOM 4** 11' x 9'7  
Window to front, built-in cupboard.

**BATHROOM** 9'7 x 4'8  
Window to rear, bath with glass screen and electric shower over, vanity wash basin, w c, vinyl floor, heated towel rail.

**OUTSIDE FRONT**  
Fully enclosed, laid to lawn, gravel area, raised deck area with sea views.

**OUTSIDE REAR**  
Fully enclosed, paved patio with built-in seated area, laid to lawn, oil tank located here, brick built shed with tap, outside lighting and power point.

**ASSESSMENTS** Band C

**TENURE** The property is Freehold.

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

**Agents note:** this property is not subject to a local occupancy clause.

**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.



