

**REDUCED**

# Legal 2 Move

Trefeddyg  
High Street  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218  
Fax. 01654 712015

**Conveyancing and Sales**

www.legal2move.co.uk  
e-mail: info@legal2move.co.uk

9 Penrallt Street  
Machynlleth  
Powys  
SY20 8AG  
Tel. 01654 702335

**13 Maeshyfryd, Bryncrug, Tywyn, LL36 9PS**



**THE PROPERTY COMPRISES:**

- **HALLWAY**
- **LOUNGE**
- **BREAKFAST KITCHEN/ SNUG**
- **REAR PORCH INCORPORATING W.C. AND COAL STORE**
- **FOUR BEDROOMS**
- **BATHROOM WITH SEPARATE W.C.**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **ELECTRIC NIGHT STORAGE HEATING AND OPEN FIRE TO BREAKFAST KITCHEN**
- **GARDENS**
- **REAR VIEWS OVER OPEN COUNTRYSIDE**
- **CUL-DE-SAC POSITION**
- **LOCAL OCCUPANCY RESTRICTIONS APPLY**
- **TRADITIONAL PROPERTY OF VILLAGE LOCATION WITHIN THE SNOWDONIA NATIONAL PARK**
- **2.5 MILES TO THE COASTAL TOWN OF TYWYN**



**Freehold.  
Reduced to £140,000**



**Mid terrace, well appointed, four bedroom family home, located in a cul-de-sac of neighbouring properties. This spacious property, with delightful mature gardens, sits within a popular village enjoying good community spirit and is within a short walking distance to the Peniarth Arms village public house. The property, with local occupancy restrictions, requires some cosmetic improvement.**

**The property is within 2.5 miles of Tywyn, an unspoilt coastal town, popular for its clean beach, water sports and glorious sunsets. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.**

**Location**

From Tywyn High Street take the Dolgellau Coastal road ( A493), towards the village of Brynchrug. After approximately 2.5 miles, take a right hand turn over the village bridge and continue the road for approximately 100 metres. Maeshyfyd is a cul-de-sac of properties on the left hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Traditional, four bedroom terraced house, of spa rendered elevations, surmounted by a slate pitch tiled roof. Entrance is along the front pathway of the garden leading to the house and is accessed via a upvc double glazed door into the hallway.

**Hallway** **11' 3 x 8' 3 Max.** **(3.43m x 2.51m Max.)**

Papered walls. Under-stairs storage cupboard and modern, Dimplex, Quantum electric wall heater. Stairs to first floor and doors leading into lounge and breakfast kitchen / snug.

**Lounge (Front)** **18' 1 x 10' 8** **(5.51m x 3.25m)**

Papered walls. Modern, Dimplex, Quantum electric wall heater, power points and T.V. aerial point. Double glazed window with vertical blind to front elevation.

**Breakfast Kitchen/ Snug (Rear)** **23' 6 x 10' 4** **(7.16m x 3.15m)**

A good size family room with central chimney breast and open fire. Partially tiled walls to kitchen area and vinyl flooring. Airing cupboard with lagged hot water tank and shelving, immersion heater and heating controls. The kitchen area is fitted with ample cupboards, drawers and base units. Polycarbonate sink and drainer and complementing work tops. Wall mounted electric fuse box and Quantum electric wall heater. Plumbing for washing machine, power points and T.V. aerial point. Two double glazed windows with blinds to rear elevation. Door to ~

**Rear Porch** **5' 7 x 4'** **(1.70m x 1.22m)**

The porch extends out from the house and is of brick construction, with concrete roof. This useful rear porch, with access to the garden, incorporates a W.C. and coal store.

**First Floor Landing**

Papered walls. Smoke alarm and access to loft space. Doors to four bedrooms, bathroom and separate w.c.

**Bedroom 1 (Front)** **13' 3 x 7' 6** **(4.04m x 2.29m)**

Papered walls. Slim line storage heater, power points and double glazed window, with vertical blind to front elevation, with views across to hills in the distance.

**Bedroom 2 (Front)** **13' 6 x 10' 8** **(4.11m x 3.25m)**

Papered walls. Single built in wardrobe, power points and two double glazed windows, with vertical blinds to front elevation.

**Bathroom (Rear)** **5' 6 x 4' 7** **(1.68m x 1.40m)**

Partially tiled walls and vinyl flooring. White suite comprising cast iron bath, with Triton electric shower over and pedestal wash hand basin. Double glazed window with obscure glass to rear elevation. This window extends along the partition wall into the separate W.C.

**W.C. (Rear)** **5' 6 x 2' 6** **(1.68m x 0.76m)**

Vinyl floor and white close coupled W.C. Double glazed window to rear elevation.

**Bedroom 3 (Rear)** **10' 6 x 9' 8** **(3.20m x 2.95m)**

Emulsion to walls. Slim-line storage heater, power points and double glazed window to rear elevation, with views over the garden and unspoilt countryside beyond.

**Bedroom 4 (Rear)** **9' 8 x 6' 7** **(2.95m x 2.01m)**

Single bedroom with emulsion to walls. Power points and double glazed window to rear elevation, with views over the garden and countryside beyond.

**ALL SIZES ARE APPROXIMATE**



**Outside**

**Front**

*Delightful, privately enclosed and gated, well tended garden, laid to lawn and mature with a variety of shrubs and trees. There is a separate shared pathway to the left of the property which leads to the rear, gated, garden.*

**Rear**

*Privately enclosed and gated with a patio seating area leading to a lawn garden, well stocked with a colourful variety of shrubs, trees and flowers. An outside garden store, is an extension of the rear porch. Beyond the rear garden is unspoilt countryside, with views to be enjoyed from the rear first floor bedrooms.*

**Asking Price** £140, 000

**Tenure** Freehold

**Council Tax Banding** C

**Services** Electricity, water and drainage connected.

**Local Authorities** Gwynedd Council.

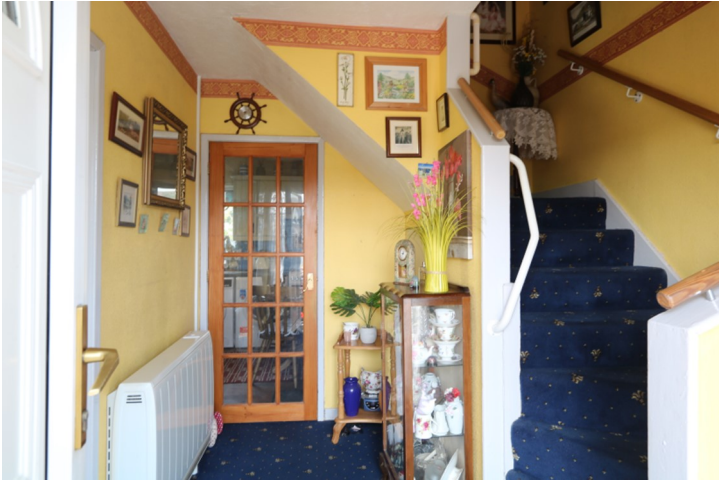
**Water** Welsh Water.

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. info@legal2move.co.uk


**Agents Note** The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.





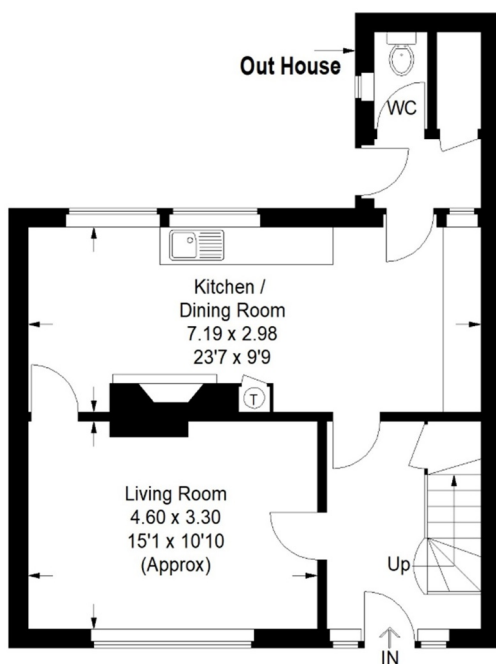




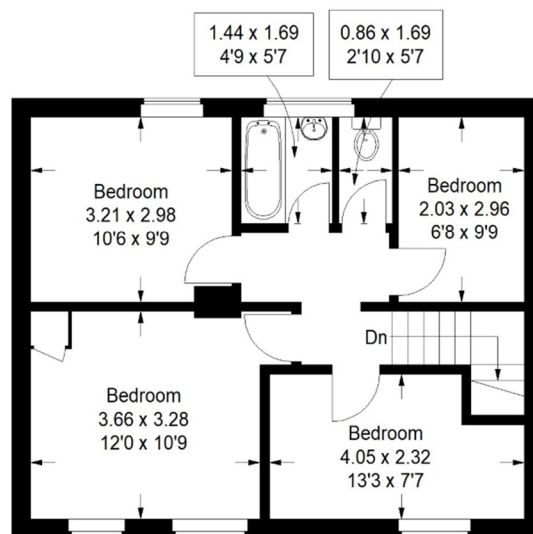
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

### 13 Maeshyfred Brynchrug, Tywyn, Gwynedd, LL36 2JZ

Approximate Gross Internal Area = 96.6 sq m / 1039 sq ft  
 Out House = 4.9 sq m / 53 sq ft  
 Total = 101.5 sq m / 1092 sq ft



**Ground Floor (Excluding Out House)**  
 46.4 sq m / 499 sq ft



**First Floor**  
 50.2 sq m / 540 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move. 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.