

**DOLAU
LLWYNGWRIL
LL37 2YJ**

Price £150,000 freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - low running costs	A		
Energy efficient - low running costs	B		
Decent energy efficiency - low running costs	C		
Some energy efficiency - low running costs	D		
Low energy efficiency - high running costs	E		
Very low energy efficiency - high running costs	F		
Low energy efficiency - high running costs	G	51	88

England & Wales EU Directive 2002/91/EC



**End terrace cottage of character
2 bedrooms
Low maintenance front and rear garden area
Upvc double glazing.
Inglenook fireplace.**

This two bed roomed semi-detached Welsh stone cottage of character is situated in the heart of the coastal village of Llwyngwriil. Refurbished throughout and retaining many original features including inglenook fireplace in the lounge which has been fitted with a large wood burning stove, slate floor and beamed ceilings. The cottage comprises lounge, kitchen and bathroom on the ground floor and 2 bedrooms on the 1st floor. With a small low maintenance front garden and rear garden, upvc double glazing and electric panel heating.

Llwyngwriil 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 door to;

LOUNGE 14'8 x 13'

Window to front with deep sill, slate flagstone floor, large inglenook fireplace with cast iron wood burning stove on slate slabs, beamed ceiling, wall mounted panel heater, telephone and tv point, under stairs cupboard, open staircase with built-in cupboard housing electric meter and fuse board, glazed door to kitchen / diner.

KITCHEN 12'7 x 8'

2 windows to rear, door to side, wood effect units, laminate work top, inset sink and drainer, built-in oven with induction hob - extractor over and panelled splash-back, integral fridge, pressurised water tank in cupboard under work top, tiled floor, wall mounted panel heater. Belt and brace door to;

BATHROOM 8' x 5'10

Window to rear, P shaped bath with glass screen and electric shower over, wash basin, w c, part tiled walls, electric towel rail, extractor fan, tiled floor.

Off lounge, stairs to;

1ST FLOOR LANDING

Access to loft, floorboards.

BEDROOM 1 12'9 x 8'10

Window to front, wall mounted panel heater, floorboards.

BEDROOM 2 9'8 x 7'2

Window to rear, built-in cupboard, wall mounted panel heater, floorboards.

OUTSIDE FRONT

Gated and fully enclosed with gravel and paved area, small border with mature shrubs. Right of way to adjoining cottage. To the side, shared access to gated paved path to rear.

OUTSIDE REAR

Slate paved with stone walled boundary, gated right of way to adjoining cottage, covered wood store.

ASSESSMENTS Band B

TENURE Freehold

SERVICES Mains water, electricity and main drainage are connected.

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.





