

**5a TAN Y BRYN STREET
ABERGYNOLWYN
LL36 9UY**

£169,950 FREEHOLD

Energy Efficiency Rating		Current	Potential
100-90	A		4-5
89-80	B		
79-65	C		
64-45	D		
44-35	E		
34-20	F	1	
19-10	G		

Not energy efficient - higher ratings are better
England & Wales
EPC Rating: 2003/91/EC
www.epc.gov.uk



**Grade 2 listed 2 bedroom cottage of character
Immaculately presented
Refurbished in 2021
Contemporary open plan living area
Currently a very successful holiday let but would also make a super home
Fully enclosed rear garden**

This Grade two listed former miners cottage is set in a quiet residential location close to the heart of the village. Refurbished and modernised in 2021 yet retaining the charm of the cottage including oak ledge and brace doors throughout. Currently operating as a very successful and profitable holiday let and would also make a super home or investment property, comfortably meeting new WG letting criteria. Accounts and further info available to interested serious purchaser, including future bookings taken. The cottage comprises open plan lounge /diner through to newly fitted kitchen on the ground floor, 2 double bedrooms and shower room on the 1st floor. With electric storage heating, Wifi controlled IR heaters and DEFRA 2022 approved wood-burner, plus upvc double glazed windows and doors. The rear garden is fully enclosed, laid to lawn with access to a pedestrian right of way at the rear and block built storage shed.

Abergynolwyn is in the heart of the Snowdonia National Park and is surrounded by beautiful unspoilt countryside with many well known beauty spots nearby. The famous Talyllyn Railway, one of the oldest narrow gauge railways in the world runs from Abergynolwyn to the sea and sandy beaches of Tywyn just seven miles away. Bus services are available to Dolgellau, Barmouth, Aberdovey and Tywyn.

The property comprises upvc panelled door to;

HALLWAY

Staircase, original flagstone floor, electric meter and new consumer unit.

LOUNGE / DINER

18'11 x 13'6

Window to front and rear, original slate fireplace with DEFRA 2022 approved wood-burner, original flagstone floor to living area, laminate floor to dining area, under stairs cupboard (telephone and broadband point located here) storage heater, wifi controlled wall mounted IR heater, tv point, beamed ceiling, plumbed for washing machine and additional appliance, original built in cupboard. Open to;

KITCHEN

10'5 x 6'8

Window to rear, half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer with instant hot water heater below, integral fridge, space for slim line dishwasher, built in Neff fan oven, Neff induction hob with brushed aluminium splash back and extractor over, tiled splash backs, laminate floor.

Off entrance hallway, stairs to 1st floor landing, access to insulated part boarded loft with drop down ladder, storage heater, laminate floor.

BEDROOM 1

13'8 x 8'3 into recess.

Window to front, laminate floor, wifi controlled wall mounted IR heater, recessed storage area.

BEDROOM 2

10'7 x 9'

Window to rear, laminate floor, wifi controlled wall mounted IR heater.

SHOWER ROOM

6'5 x 4'5 not inc wc recess

Wood single glazed window to rear, tiled shower cubicle with electric shower, vanity wash basin with instant hot water heater below, wifi controlled heated led mirror, w c, vinyl floor, part tiled walls.

OUTSIDE REAR

Mostly laid to lawn with cottage flower border and small patio area, block built shed and gate to rear pedestrian access.

BAND

Currently exempt

ASSESSMENTS

Electric, mains water and drainage.

Most contents available for separate negotiation.

Viewing by appointment only with;

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, info@welshpropertyservices.com

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.

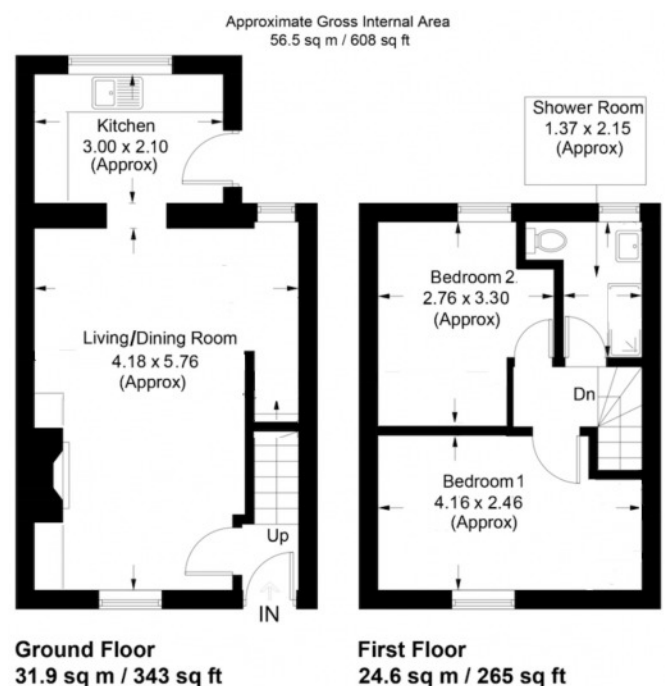


Illustration for identification purposes only, measurements are approximate, not to scale.



