

REDUCED

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Isfryn, 8a Tan y Bryn Street, Abergynolwyn, Tywyn, LL36 9YA



Grade 11 listed, three storey, three bedroom terrace cottage, located in the heart of a picturesque village, within the Dysynni Valley, an area of outstanding beauty. This traditional cottage of character has many original features with high ceilings and sash cord windows. The second floor family size bedroom, with potential for an en-suite bathroom, has deep storage facilities built into the eaves. The low maintenance rear garden is of good size and is privately enclosed.

The village of Abergynolwyn has a cafe/ restaurant and a station for the Tallylyn narrow gauge railway. It is also popular for walks within the foothills of Cader Idris, approximately 4.5 miles away.

Freehold
Reduced from £155, 000 to
£129, 000



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ZOOPLA

Isfryn, 8a Tan y Bryn Street, Abergynolwyn, Tywyn, LL36 9YA



THE PROPERTY COMPRISES:

- **LOBBY**
- **HALLWAY**
- **DINING ROOM**
- **SITTING ROOM**
- **KITCHEN**
- **THREE BEDROOMS**
- **BATHROOM WITH SHOWER**
- **SLIM-LINE NIGHT STORAGE HEATING**
- **SINGLE GLAZED SASH CORD WINDOWS**
- **GOOD SIZE PRIVATE REAR GARDEN**
- **VILLAGE LOCATION WITHIN THE SNOWDONIA NATIONAL PARK**



Location

The village of Abergynolwyn is approximately 6 miles inland from the coastal town of Tywyn. From Tywyn High Street take the coastal road out towards the village of Brynchrug, (A493). After approximately 2 miles, take a right hand turn, sign posted (B4405) Talyllyn /Abergynolwyn and continue to the village of Abergynolwyn. On entering the village take a right hand turn, after the village car park. Tan y Bryn is a private road of traditional cottages on the left hand side of the road. No. 8a is located on the right hand side. Our 'For Sale / Ar Werth' sign is displayed.

Description

Three storey, spacious, three bedroom cottage of character. Of slate construction, surmounted by a slate pitch tiled roof, the property is entered through a timber panelled door leading into ~

Lobby

A glazed internal door separates the lobby from the hallway.

Hallway

High ceiling. Neutral decor and traditional carpet. Telephone point, stairs to upper floors and original panelled doors to front sitting room and rear dining room / lounge.

Sitting Room (Front) 9' x 9' (2.74m x 2.74m)

Papered walls and traditional carpet. Original built-in cupboard to chimney breast recess. Slim-line storage heater, power points and Georgian sash cord window to front elevation with curtain and blind.

Dining Room / Lounge (Rear) 12' 1 x 9' 3 (3.68m x 2.82m)

Pastel decor and plain carpet. Original built-in cupboard to chimney breast recess. Tiled fire-place to open fire, (not presently in use). Slim-line storage heater, power points, T.V. aerial point and under-stairs storage cupboard. Georgian sash cord window to rear elevation overlooking the garden. Door leading into split level kitchen.

Kitchen (Rear) 11' 2 x 7' 6 (3.40m x 2.29m)

Slate construction with slate pitch tiled roof. Neutral decor and vinyl floor. Formica double base unit with stainless steel sink and drainer. Recess with work top and storage beneath. Wall mounted consumer unit, plumbing for washing machine, cooker point and power points. Georgian window with roller blind to rear / side elevation. Panelled timber door leading out to rear garden.

First Floor Landing

Georgian sash cord window to rear elevation with views over the garden and countryside beyond. Neutral decor and traditional carpet. Slim-line storage heater and doors to bathroom and two bedrooms. Stairs to second floor bedroom.

Bathroom (Rear) 11' x 7' 6 (3.35m x 2.29m)

Pastel decor and vinyl floor. Blue suite comprising low level W.C., pedestal wash hand basin with splash back and panelled bath with Triton electric shower over. Airing cupboard housing the lagged hot water tank. Tall shelved cupboard for toiletries. Georgian sash cord window to rear elevation.

Bedroom 1 (Front) 13' 4 x 6' 7 (4.06m x 2.01m)

Pastel decor and traditional carpet. Concealed fire-place and power points. Georgian sash cord window with curtain and blind to front elevation.

Bedroom 2 (Front) 10' 2 x 5' 2 (3.10m x 1.57m)

Single bedroom. Pastel decor and neutral carpet. Telephone point and power points. Georgian sash cord window to front elevation with curtain and blind.

Second Floor Master Bedroom (Front to Rear) 19' 7 x 13' Max. (5.97m x 3.96m Max.)

Family size bedroom with pastel decor and vinyl floor. Exposed ceiling beam. Doors to spacious storage area into insulated eaves. Slim-line storage heater and power points. Single glazed window to rear elevation and Velux window to front elevation.

ALL SIZES ARE APPROXIMATE

Outside

Front

Gated, enclosed frontage, with low slate boundary wall and wrought iron railings.

Rear

Gated, enclosed, good size rear garden with views over countryside. Paved for low maintenance with two garden stores.

Guide Price £129, 000

Tenure Freehold

Council Tax Banding B

Services Electricity, water and drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water

Viewing

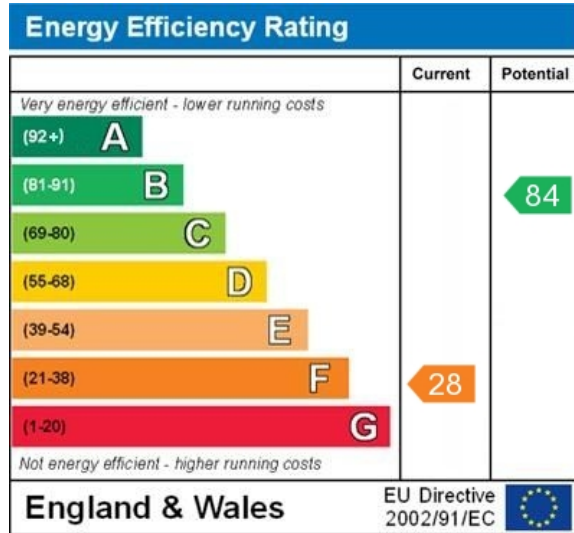
Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk



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Approximate Gross Internal Area 98.4 sq m / 1060 sq ft

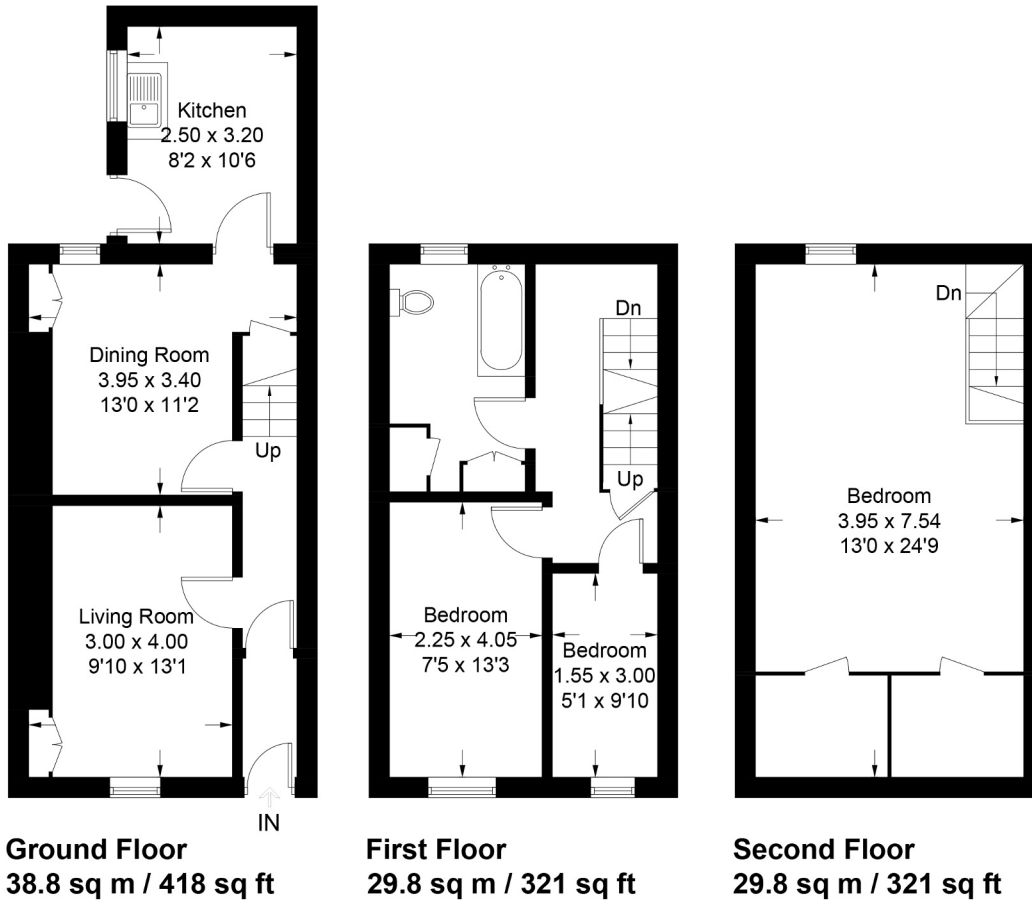


Illustration for identification purposes only, measurements are approximate, not to scale.



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