

**RHINE COTTAGE
 LLANEGRYN
 LL36 9TY**

Guide Price £169,950 Freehold

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		78
Below Average	D		
Poor	E	38	
Very Poor	F		
Very Poor	G		

England & Wales



**Grade 2 listed mid terrace cottage
 2 double bedrooms
 Former holiday let
 Fully enclosed rear garden
 Rural village location**

This 2 bedroom Grade 2 listed mid terrace cottage of character is situated in the heart of the rural village of Llanegryn. Owned by the same family for over 50 years and a reluctant sale due to so many happy memories spent there. Comprising stable door to kitchen / diner through to lounge on the ground floor and 2 double bedrooms plus shower room on the 1st floor with access to the fully enclosed garden from the 1st floor landing. The garden also has access from the side with right of way over the neighbouring property. With parking for a vehicle directly in front of the cottage and ample parking over the road in front of the village hall.

Llanegryn is a small sought after village in the Dysynni Valley approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty with Cader Idris and Bird Rock in the distance. The village also has a new area primary school.

The property comprises wood stable door to;

KITCHEN/DINER 15'3 x 8'8

Wood single glazed sash window to front, cream Shaker style units, wood block work top, stainless steel sink and drainer, part tiled walls, tiled floor, integral dishwasher, fridge and washing machine, built-in oven, ceramic hob, beamed ceiling, hallway with painted stone walls and access to under stairs storage.

LOUNGE 12'8 x 12'2

Single glazed wood sash window and wood door to front, flagstone floor, open fireplace with multi fuel stove, beamed ceiling, stairs to;

1ST FLOOR LANDING

Timber clad ceiling, skylight to rear, door to garden.

BEDROOM 1 16' x 8'6

Wood single glazed window to front, timber clad ceiling, skylight to rear.

BEDROOM 2 12' 2 x 9'4

Wood single glazed window to front, timber clad ceiling.

SHOWER ROOM 6'2 x 5'7

Velux window to rear, tiled corner shower cubicl with electric shower, w c, wash basin, tiled floor, heated towel rail.

OUTSIDE

Enclosed garden laid to lawn with mature shrubs and hedging, access to 2 stone storage sheds, right of way over neighbours garden to front. Bridge Cottage has right of access to their stone shed located in the garden of Rhine Cottage.

ASSESSMENTS Currently exempt.

TENURE This property is 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.





