

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

**Offers in the region of £125,000 FREEHOLD**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



**Grade 2 listed 2 bedroom cottage of character  
Oil centrally heated  
Oil Aga  
In need of some refurbishment  
Enclosed rear garden**

This Grade two listed former miners cottage is set in a quiet residential location close to the heart of the village. Comprising Entrance hallway leading to lounge, kitchen/ diner and separate dining room on the ground floor and 2 double bedrooms plus spacious bathroom on the 1<sup>st</sup> floor. With rear enclosed paved garden and stone built storage shed. Single glazed wood windows and oil centrally heated with the bonus of an oil Aga. The cottage would benefit from some refurbishment.

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 wood panelled door to;

### HALLWAY

Staircase, original flagstone floor, electric meter and consumer unit located here.

### LOUNGE

10'3 x 8'7

Window to front, timber floor, wood burning stove, recessed shelving.

### KITCHEN

12'4 x 11'9

Window to rear, timber floor, cream Shaker style units, wood work top, inset stainless steel sink, oil fired Aga, glass fronted built in cupboard, under stairs cupboard.

### DINING ROOM

9'7 x 7'9

Window and door to side, timber floor.

Off entrance hallway, stairs to 1<sup>st</sup> floor landing, access to loft with drop down ladder.

### BEDROOM 1

13'5 x 10'5

Window to front.

### BEDROOM 2

10'4 x 7'9

Window to rear.

### BATHROOM

10'2 x 8'1

Window to side, bath, wash basin, w c, tiled shower cubicle, built in airing cupboard with shelving.

### OUTSIDE REAR

Enclosed and paved with mature shrubs, access to slate built storage shed, oil tank and Worcester boiler located here.

### BAND

Band B

### ASSESSMENTS

Electric, mains water and drainage.

### 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.





