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Arosfa, Friog, Gwynedd, LL38 2SX





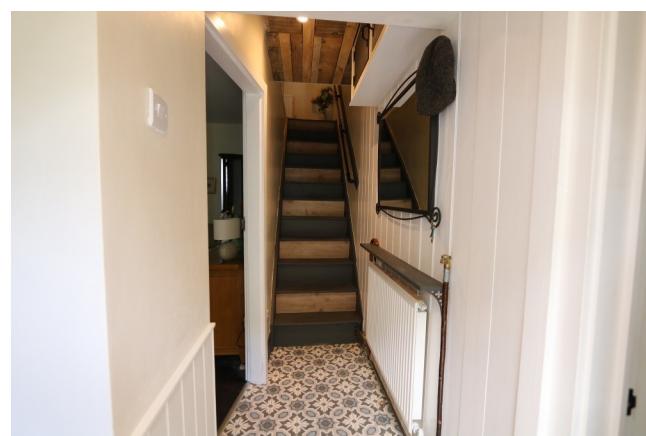
RENOVATED COTTAGE

- **HALLWAY**
- **BATHROOM**
- **SITTING ROOM / DINER**
- **KITCHEN**
- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **LPG GAS CENTRAL HEATING**
- **WOOD BURNER / STOVE**
- **GARDENS**
- **SUPERB VIEWS**

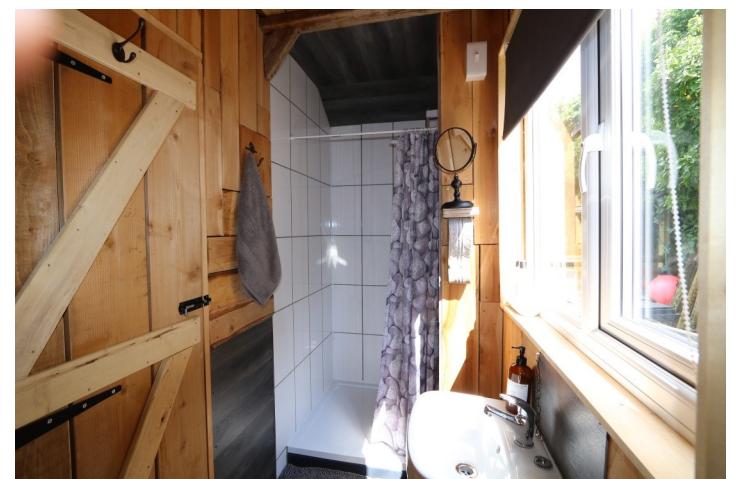
SEPARATE ANNEX

- **RUSTIC AND OPEN PLAN**
- **Airbnb INVESTMENT**
- **GARDENS**
- **WOOD STORE**
- **VILLAGE LOCATION**
- **SUPERB UNINTERRUPTED VIEWS**

***Freehold.
Guide Price £185, 000***



Arosfa, Friog, Gwynedd, LL38 2SX



This end of terrace property, with separate annex, has been completely renovated and sympathetically designed with a rustic interior, portraying immense charm and character.

The two bedroom cottage is idyllic, cosy and well presented with gardens surrounded by open, unspoilt countryside and the annex, with separate garden and wood store/ utility, attracts holiday makers through Airbnb.

If you are seeking a life time change in peaceful, beautiful unspoilt surroundings, this is the place to view. Privately enclosed and well tended, this desirable home could appeal to those seeking a holiday retreat or to those who simply want to escape city life and enjoy country living.

**Freehold
Guide Price
£185, 000**

Location

Arosfa is approximately 10.8 miles from Tywyn located along the Dolgellau coastal road (A493). From Tywyn follow the coastal road passing the villages of Bryncrug, Llanegrynn, Rhoslefain and Llwyngwril. Friog is the village before Fairbourne. Please park your vehicle on the left of the roadside and walk to Arosfa, which is hidden from the roadside, behind the hedgerow and along the terrace. Our 'For Sale / Ar Werth' sign is displayed.

Description

End of terrace, (one of three), renovated cottage of immense charm and character. Of slate construction, surmounted by a slate, pitch tiled roof, entrance is via a red double glazed composite door which leads into the hallway.

Hallway

Neutral decor and inset spot lighting. Tongue and groove panelling to lower part walls, and Victorian style vinyl floor. Cloak hanging space with seated storage beneath. Concealed electric meters, power points and radiator. Latch style doors to lounge and bathroom. Stairs to first floor.

Bathroom (Side)

9' 4 x 3' 10 **(2.84m x 1.17m)**

Logic, gas combi boiler housed here. Neutral decor, partially tiled walls and tongue and groove panelling to lower part walls. White suite comprising porcelain basin with vanity unit, close coupled W.C. and panelled bath with chrome shower, fed from the combi gas boiler. Upvc double glazed window to side elevation with views across open countryside.

Sitting Room / Diner (Front to Rear)

15' 9 x 15' 3 **(4.80m x 4.65m)**

L' shape room. Exposed flag stone floor and neutral decor. Chimney breast with timber lintel and cast iron wood burner. Radiator, power points, T.V. aerial point and two pendant lights to chimney breast recess. Under-stairs storage cupboard and double glazed window to front elevation.

Dining Area

7' 10 x 7' 10 **(2.39m x 2.39m)**

Exposed slate wall and timbers. Slate flag stone floor and tongue and groove panelling to lower part walls. Double glazed window to rear elevation with views across the garden.

Kitchen (Rear)

7' 10 x 7' 10 **(2.39m x 2.39m)**

Split level kitchen, part open plan to the sitting room. Slate flag stone floor, partially tiled walls and tongue and groove ceiling. Cream cottage style units, comprising base units, drawers and wall cupboards. Polycarbonate sink and drainer and plumbing for washing machine. Power points, complementing work tops and wall shelving. Slate step to a rustic snug / cooking area with a Salamander multi fuel stove with exposed stainless steel flu for cooking and heating. Exposed slate walls and floor. Radiator, power points and double glazed windows and door to rear elevation.

First Floor Landing

Exposed wooden stairs, painted, and bespoke hand rail. Exposed floor boards, rustic timber clad ceiling and radiator. Latch doors into bedrooms.

Bedroom 1 (Front)

11' 11 x 8' 7 **(3.63m x 2.62m)**

Exposed floor boards, neutral decor and tongue and groove panelling to lower part walls. Rust timber clad ceiling with access to insulated loft. Radiator, power points and double glazed window to rear elevation with views over unspoilt countryside.

Bedroom 2 (Rear)

8' x 6' 9 **(2.44m x 2.05m)**

Exposed floor boards and ceiling beam. Cast iron fire-place, radiator and power points. Door to 'walk-in' wardrobe with ample storage and dress rail.

Garden

Access to the cottage is along a footpath from the adjoining property. Shrubs and flowers decorate the entrance to Arosfa which is walled and gated. The rear garden, with chicken coupe, is of low maintenance with a paved patio seating area leading to a lawn garden. The views around this cottage are superb, unspoilt and uninterrupted.

Separate Annex

15' 6 x 10' 5 (4.72m x 3.17m)

The furnished annex is located in a separate garden near the cottage. It sits on a good size plot with lawn garden and wood store / utility. The views are superb, unspoilt and uninterrupted.

The annex is of corrugated construction, insulated and renovated with a rustic timber interior. Appealing and cleverly designed to attract the Airbnb market, the dwelling with upvc double glazing, comprises open plan bedroom / snug / kitchen and separate shower room.

Wood Store / Utility

9' 5 x 7' 9

(2.87m x 2.36m)

The wood store is of good size and has plumbing for a washing machine.

There is roadside parking for both the annex and cottage.

Guide Price £185, 000

Tenure Freehold

Council Tax Banding B

Services Electricity, water and private 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 Fax. 01654 712015 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk

Agents' Note

The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.

MISREPRESENTATION ACT, 1967

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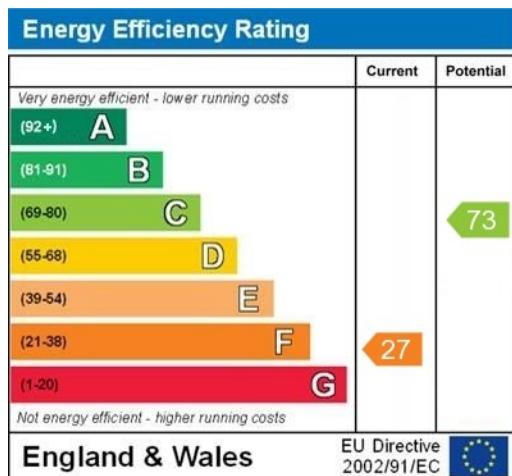


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Approximate Gross Internal Area = 55.7 sq m / 599 sq ft

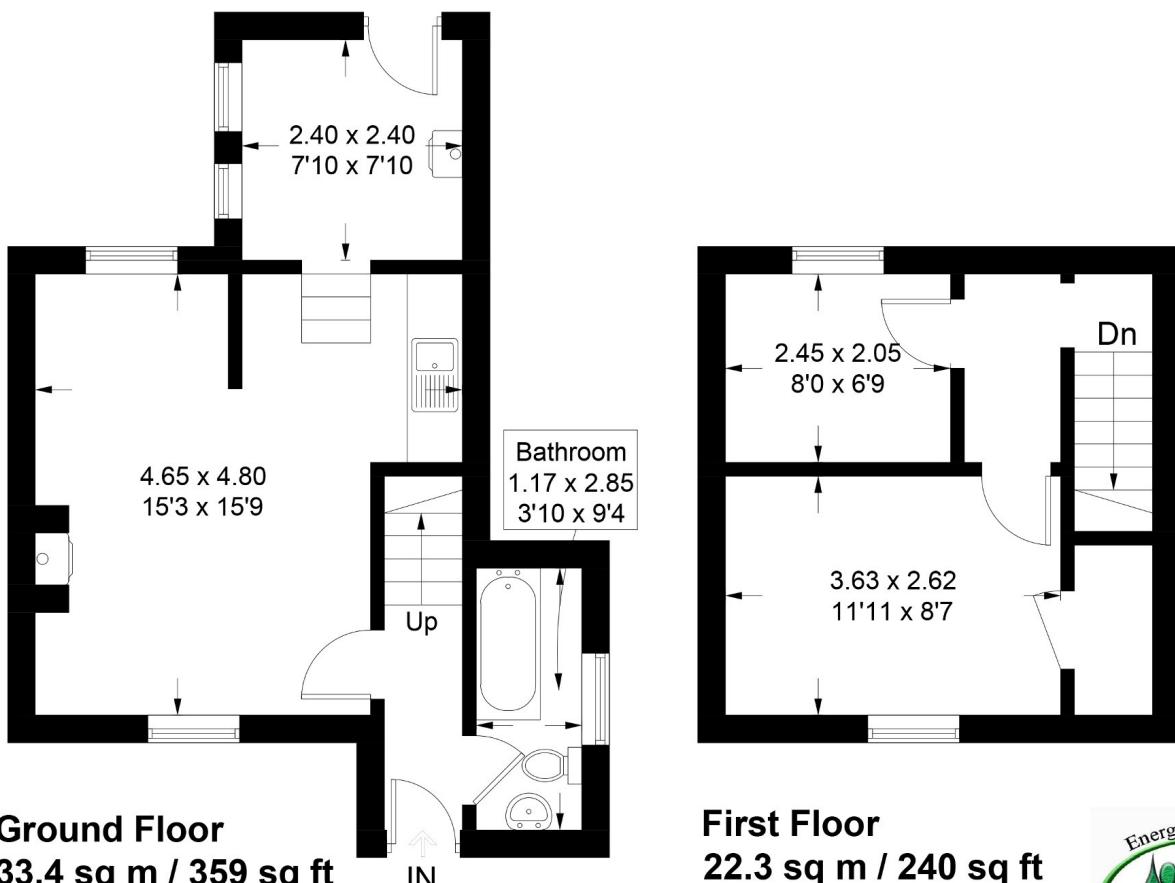


Illustration for identification purposes only,
measurements are approximate, not to scale.

