

**BRON WYLFA
1 WESLEY TERRACE
LLWYNGWRIL
LL37 2JA**

Price guide £175,000 freehold

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G	12	27

Has average efficient, higher energy cost
England & Wales EU Directive 2002/91/EC



**Well presented 2 bedroom cottage of character
situated in the heart of the village and a short walk to the beach.
Upvc double glazed windows - multi fuel stove - panel heaters
Enclosed rear yard plus storage area
Contents included**

This well presented Welsh stone cottage of character is situated in the heart of the village within easy walking distance to the beach and railway station. The location is a hidden gem in a courtyard of 5 cottages. Retaining many cottagey features including belt and brace doors, slate flooring, inglenook fireplace and beamed ceiling. The cottage comprises entrance hallway to lounge, kitchen /diner and snug on the ground floor with access to the fully enclosed rear yard and storage area. 2 double bedrooms and good sized bathroom on the 1st floor. With small area to the front allowing room for a garden bench. Upvc double glazed (fitted in 2019) and wall mounted electric heating plus multi fuel stove.

Llwyngwrl is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop, Post Office and lovely pub and there is a daily bus and mainline rail service. Tywyn which is approximately 8 miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. Dolgellau another hub for shops and leisure centre is approximately 11 miles away. For golfing, boating and all water sports the delightful harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises upvc half glazed door to;

HALLWAY

Slate floor, wall mounted heater, built in cupboard housing consumer unit and meter, staircase, door to;

LOUNGE

12'3 x 11'2

Window to front, beamed ceiling, inglenook fireplace with multi fuel stove on slate hearth, slate floor, tv aerial point, door to;

KITCHEN

18'9' x 7'8

Half glazed door and window to rear, slate floor, cream units, laminate work top, slide in electric oven, stainless steel sink and drainer, integral dishwasher and washing machine, under stairs cupboard, wall mounted heater.

SNUG

10'2 x 7'4

French doors to side and access to yard, velux to rear, wood door to covered storage area, slate floor, wall mounted heater, tv point.

Off entrance hall stairs to;

1ST FLOOR LANDING

Velux window to rear, wall mounted heater.

BEDROOM 1

14'4 x 7'7

Window to front, wall mounted panel heater, recessed hanging space.

BEDROOM 2

11'5 x 7'4

Window to front, wall mounted heater, over stairs cupboard with hanging rail, loft access (hot water cylinder located here).

BATHROOM

11'3 x 5'5

Window to rear, bath with electric shower over and glass screen, w c, wash basin, wall mounted heater, electric heated towel rail, part panelled - part tiled walls, painted floorboards.

OUTSIDE FRONT

Small area for bench.

REAR

Fully enclosed yard with small covered storage area.

Agents note; all contents included in the sale except personal items.

ASSESSMENTS

Band B

TENURE

The 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

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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.





