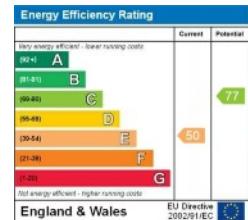


**HAFOD ARFOR
 LLWYNGWRIL
 LL37 2JQ**

Offers in the region of £650,000 Freehold



**Immaculately presented
 Retaining many original features
 5 double Bedrooms, 2 reception rooms plus sun lounge
 Maturely planted front and rear enclosed gardens
 Garage/store and parking**

This immaculately presented, spacious, refurbished 5 bedroom detached Victorian house is situated off the centre of the village of Llwyngwril within easy walking distance to the pub, local shop, railway station and pebble beach. Retaining many original features over 3 floors; comprising entrance hallway with cloakroom, lounge, dining room open to bespoke kitchen, sun lounge, utility and workshop on the ground floor. On the first floor there is a bathroom and 3 double bedrooms, two of which have en-suite showers and toilets. The master bedroom and study / 4th bedroom are located on the top floor plus bathroom. With views of Cardigan Bay to the Lleyn Peninsula in the distance from the front facing bedrooms, master bedroom and top floor bathroom. The front and rear garden are maturely planted. There is parking for several vehicles on the drive. The property is oil centrally heated with upvc double glazed windows.

Llwyngwril is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop and lovely pub and there is a regular 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 storm porch and upvc half glazed door to;

LOBBY

Quarry tiled floor, access to;

CLOAKROOM 8'6 x 4'4

Window to side, high level w c, wash basin, part panelled wall, tiled floor, original pitch pine stained glazed door to;

HALLWAY

Quarry tiled floor, window and half glazed door to rear, under stairs cupboard, access to;

FORMER LARDER 9' x 5'

Currently used as piano room, window to rear, quarry tiled floor.

LOUNGE 17'4 x 13'3 into bay.

Bay window to front with original pitch pine window seat with storage under, oak fire surround with multi fuel stove on slate hearth, stripped oak floor.

DINING ROOM 17'3 X 14' into bay.

Bay window to front with original pitch pine window seat and storage under, floorboards, fireplace with slate hearth and stone lintel (not in use) open to;

KITCHEN 13'9 x 10'

French doors to rear, bespoke painted units, solid wood work top, ceramic inset sink, plumbed for dishwasher, space for range style cooker with extractor into chimney, quarry tiled floor. French doors to;

SUN LOUNGE 18' 1 x 8'4

Full length windows on 3 elevations, French doors to rear, lantern roof, wall mounted heaters, slate floor.
Off kitchen stained glass door to;

UTILITY 22'2 x 7'8

Window to front and rear, half glazed door to front (access to coal bunker, oil tank and bin store), quarry tiled floor, plumbed for washing machine and dishwasher, deep ceramic antique sink, 2 built in cupboards, consumer unit and meter located here, door to;

WORKSHOP

22'6 x 14'9

Window to front and rear, half glazed door to rear, sink and drainer, Worcester oil boiler located here (installed 2022), pressurized hot water cylinder, lighting and power, overhead storage cupboard with light.

Off entrance hallway, stairs to 1st floor half landing with window to rear.

CLOAKROOM

Window to rear, w c, vinyl floor.

BATHROOM

10'2 x 5'6

Window to side, vanity wash basin, double ended bath, tiled shower cubicle, vinyl floor, part tiled walls, heated towel rail.

Steps to 1st floor landing with airing cupboard.

BEDROOM 1

13' 8 x 13'2

Window to front, floorboards, original fireplace.

EN-SUITE

Window to side, w c, wash basin, walk in shower, tiled walls, floorboards, extractor.

BEDROOM 2

13'5 x 13'2 inc en-suite

Window to front.

EN-SUITE

Vanity wash basin, wall mounted mirrored corner cupboard, w c, tiled shower cubicle, extractor, vinyl floor.

BEDROOM 3

14' x 10'

Window to side, original fireplace.

Stairs to 2nd floor landing with window to rear, access to loft.

BEDROOM 4

10'7 x 9'9

Window to side, access to under eaves storage, original fireplace.

MASTER BEDROOM

26'9 x 9'5

Dual aspect windows, skylight to front, wall mounted heater, under eaves storage.

EN SUITE BATHROOM

10'5 x 10'

Window to side, skylight to rear, freestanding roll top bath, corner shower cubicle with panelled walls, wash basin, w c, under eaves storage.

OUTSIDE FRONT

Tarmac drive with access to garage/store, mature planting, lawn, gate to rear, door to utility.

OUTSIDE REAR

Private, fully enclosed, gates to rear with vehicular access 28' x 28' gravel parking suitable for caravan, lawn, mature shrubs and trees, wood stores, covered trailer store, patio areas to enjoy the sun throughout the day and sea views.

ASSESSMENTS

Band E

SERVICES

Mains water, electricity and main drainage are connected.

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com



MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

