

**BRYN AWELON  
BRYNCRUG  
LL36 9RE**

**OIRO £215,000 Freehold**



**2 Bedroom bungalow**

**Situated in a rural location with views of the Dysynni valley and hills  
Within walking distance from the Tal y Llyn railway halt at Rhydyronen**

**Air source heat pump and PV cells**

**2 garages**

**In need of complete refurbishment**

This detached 2 bedroom bungalow is situated in a rural location surrounded by the fields and hills of the Snowdonia National Park and within walking distance from the Tal y Llyn Railway halt at Rhydyronen. In need of complete refurbishment the property comprises; Entrance hallway leading to a lounge, dining room, kitchen, 2 double bedrooms and a compact bathroom. Upstairs the loft area is fully boarded and plastered with windows either end. The gardens were previously beautifully landscaped and offer a blank canvas now to suit with super views over the valley to the hills beyond. There are 2 attached garages and a lean to shed. The bungalow has mainly all upvc windows plus the benefit of an air source heat pump and PV cells. The vendors have recently replaced the sewerage system / drainage and the pump to the septic tank (2023).

Bryncrug is approximately two miles from the busy coastal resort of Tywyn. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Tallyllyn Lake, Dolgoch Falls, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises wood half glazed door to lobby with tiled floor. Half glazed door to;

#### **ENTRANCE HALL**

Original parquet flooring, telephone point.

#### **LOUNGE** 13'7 x 11'6

Window to front and side, original open fireplace with brick surround, tv point, original parquet flooring.

#### **DINING ROOM** 11' x 10'3

Window to side, laminate floor, original cast iron stove, part wood panelled walls, open to;

#### **KITCHEN** 13'2 x 9'

Wood single glazed window to side x 2, base and wall units, laminate work top, stainless steel sink and drainer, electric hob, part tiled walls, tiled floor, door to side.

#### **BEDROOM 1** 11'2 x 10'9

Window to front, original parquet flooring, built in cupboard.

#### **BEDROOM 2** 11' x 10'6

Window to side, built in cupboard, original parquet flooring.

#### **BATHROOM** 7'2 x 5'4 not inc w c

recess, wood single glazed window to rear, wash basin, bath, w c (saniflo?) Part panelled walls, vinyl floor.

Off dining room door to stairs to;

#### **LOFT ROOM** 30'3 x 10'6

Window to side x 2, under eaves access timber floor, skylight, hot water cylinder located here.

#### **OUTSIDE**

Parking for 2 vehicles, mature shrubs and trees, air source heat pump, sewerage pump, access to;

#### **LEFT GARAGE** 17'7 x 10'6

Vaulted ceiling, window to side, access door to loft storage.

Up and over door, power and lighting, consumer unit and electric meter and immersion switch located here.

#### **RIGHT GARAGE** 17' x 9'3

Window to side.

#### **LEAN TO STORAGE SHED** 11'6 x 6'

Window to side.

#### **ASSESSMENTS** Band E

#### **TENURE** The property is Freehold.

#### **SERVICES** Mains water, private drainage and electric are connected.

**VIEWING By appointment only with;**  
Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500. Email: 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.

floorplan







