

Legal 2 Move

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34 Y Groesffordd, Brynchrug, Tywyn, LL36 9RP





THE PROPERTY COMPRISES:

- **ENTRANCE LOBBY**
- **LOUNGE**
- **INNER HALLWAY**
- **SHOWER ROOM**
- **TWO BEDROOMS**
- **KITCHEN**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **HAVERLAND MODERN ELECTRIC RADIATORS**
- **BLOCKPAVED FRONTAGE**
- **DRIVEWAY**
- **GARAGE**
- **CUL-DE-SAC POSITION**
- **DISTANT HILLSIDE VIEWS**
- **VACANT POSSESSION**

Freehold.
Guide Price £229, 950.

Immaculate and well presented, semi-detached, two bedroom bungalow, of cul-de-sac position, surrounded by scenic hills within the Snowdonia National Park. The property has been tastefully refurbished to a high standard, designed for modern day living, well tended and privately enclosed. The front of the property is block paved for low maintenance and leads to the garage which has a new, remote control, roller shutter door. This is a desirable property in a prime location, ready to move into without the additional cost of improvements.

The village of Brynchrug, with good community spirit, boasts a pub with restaurant and beer garden.

Tywyn, approximately 2.5 miles away, is an unspoilt coastal town popular for its clean beach, water sports and glorious sunsets.

The famous Talylyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.

Location

The village of Brynchrug is approximately 2.5 miles away from the coastal town of Tywyn. From Tywyn, continue out of the town along the Dolgellau coastal road. On approaching the village of Brynchrug, take the first right hand turn into the cul-de-sac of Y Groesffordd. Turn left and follow the road round. No. 34 Y Groesffordd is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Well appointed, semi-detached, two bedroom double fronted bungalow, built in the early 1970's. Of brick construction, surmounted by a pitch tiled roof, entrance is via a upvc double glazed door which leads into ~

Entrance Lobby (Front) 3' 6 x 3' 4 (1.07m x 1.02m)

Neutral decor and carpet. Cloak hanging space and white panel door leading into ~

Lounge (Front) 16' 1 x 14' 8 (4.90m x 4.47m)

A bright room, well presented with neutral decor and carpet. Marble fire surround with inset coal and living flame effect electric fire. Haverland electric radiator, power points and T.V. aerial point. Double glazed picture window to front elevation with views across to hills in the distance. White panelled doors to kitchen and inner hallway.

Kitchen (Rear) 12' 6 x 9' 6 (3.81m x 2.89m)

Spacious, bright and modern kitchen with partially tiled walls and vinyl floor. Heritage green shaker style kitchen with base units, drawers, wall cupboards and larder cupboard. Electric ceramic hob with stainless steel extractor hood over. White porcelain sink and drainer and complementing work tops. Integrated fridge freezer, cooker point and power points. Double glazed window and door overlooking the rear garden.

Inner Hallway

Neutral decor and carpet. White panelled doors to shower room and two bedrooms. Access to insulated loft.

Shower Room (Rear) 7' 9 x 6' 1 (2.36m x 1.85m)

Spacious room with ceiling inset spot lighting, fully tiled walls and vinyl floor. Modern suite comprising white basin with vanity unit and close coupled W.C. Corner shower cubicle with glass sliding doors and Mira electric shower. Heated towel rail and double glazed window with obscure glass to rear elevation.

Bedroom 1 (Front) 12' 9 x 10' 5 (3.88m x 3.17m)

Spacious and well presented with neutral decor and carpet. Haverland electric radiator, power points and double glazed window with vertical blind to front elevation, with views across to hills in the distance.

Bedroom 2 (Rear) 11' 6 x 7' 7 (3.51m x 2.31m)

Neutral decor and carpet. Haverland electric radiator, power points and T.V. aerial point. Double glazed window to rear elevation overlooking the private garden.

ALL SIZES ARE APPROXIMATE

Outside

Front

Wide frontage, block paved for low maintenance. The driveway leads to the garage.

Garage 17' 4 x 8' 8 (5.28m x 2.64m)

Of brick construction with felted roof and remote control roller shutter door. Fitted wall cupboards, drawers and base units. Cold water tap, power points, electric meters and consumer unit. Double glazed door leads out into the rear garden.

Rear

The rear garden is delightful, of good size, well tended and privately enclosed. A block paved patio leads to a lawn garden with fish pond, mature shrubs, trees and raised flower beds. A cold water tap is sited here and there is access to the garage.

Guide Price £229, 950

Tenure Freehold

Council Tax Banding D

Services Electricity, water and 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

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

Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move. 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

34 y Groesfford Brynchrug, Tywyn, LL36 9RP

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft

Garage = 15.5 sq m / 167 sq ft

Total = 79.2 sq m / 853 sq ft

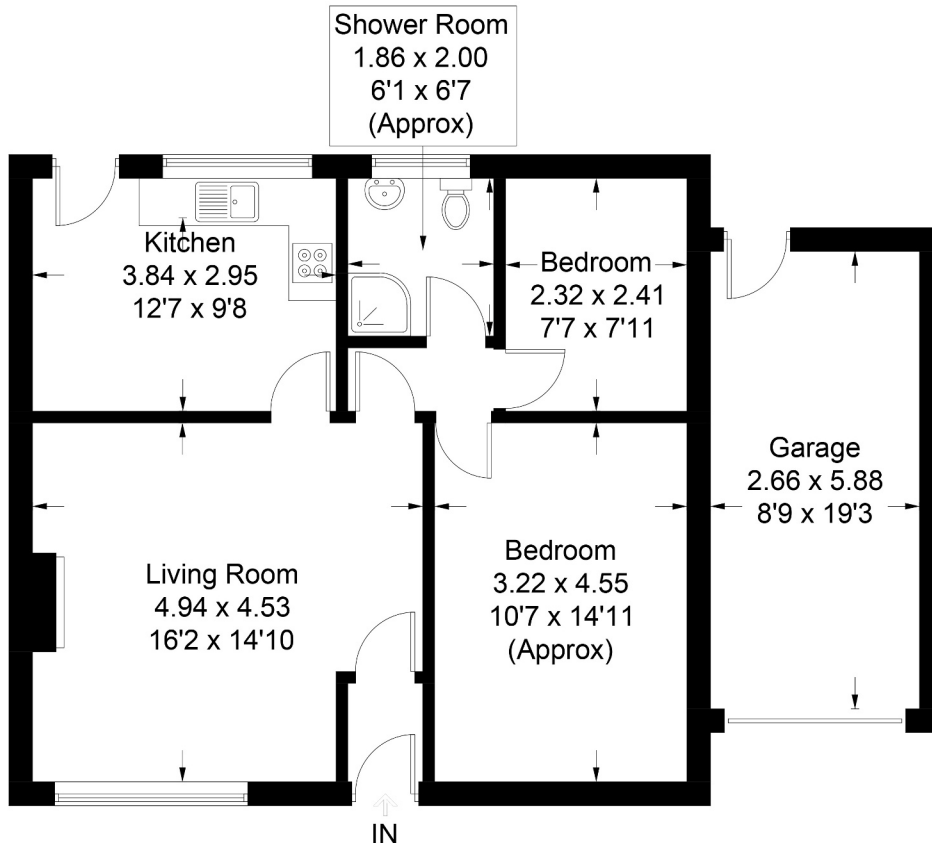


Illustration for identification purposes only, measurements are approximate, not to scale.



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