

**6 CEFN COED
BRYNCRUG
LL36 9PP**

Offers in the region of £105,000 Freehold

Energy Efficiency Rating		Current	Potential
Walls	A		
Roofs	B		
Floors	C		
Heating	B		
Hot Water	E		
Lighting	F		
Walls	G	68	44
<small> EPC Energy Performance Certificate EPC Energy Performance Certificate England & Wales EPC Directive 2002/91/EC </small>			



**2 bedroom end terrace
Upvc double glazed with storage heating
Parking area
Rear yard and garden not directly attached to the house
In need of full refurbishment**

6 Cefn Coed is situated in the heart of the village of Bryncreg and just 2 miles from Tywyn. Comprising 2 reception rooms, kitchen / diner and bathroom on the ground floor with 2 bedrooms on the 1st floor. Upvc double glazed with electric storage heating. Roadside location with useful parking area plus shed directly opposite and small rear yard with access to a detached garden area. The property would attract first time buyers, those down sizing and retired persons and would benefit from complete refurbishment.

Bryncreg 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 upvc half glazed door to:

LOUNGE 16' x 9'6

Window to front, open fireplace, beamed ceiling, storage heater, t v point, door to;

2ND RECEPTION ROOM 13' x 6'3

Window to front, storage heater, under stairs cupboard.(This has a stud partition wall between the 2 rooms and would easily be reverted to 1 room).

Off lounge, door to inner lobby with stairs to 1st floor.

KITCHEN 12'7 x 10'2 at widest point

Window and half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, electric hob, built in oven, part tiled walls, storage heater, tiled floor, door to inner hall leading to;

BATHROOM 8'8 x 5'7

Window to rear, tiled floor, P shaped bath with shower over and glass screen, w c, wash basin, part tiled walls, heated towel rail, built in cupboard housing pressurized hot water.

Stairs to;

1ST FLOOR LANDING

Window to rear, consumer unit and electric meter located here.

BEDROOM 1 16' x 9'

Window to front and rear.

BEDROOM 2 10'3 x 6'9

Window to front.

OUTSIDE FRONT paved parking for 2 vehicles directly over the road including a small shed.

OUTSIDE REAR Enclosed rear yard, gate to communal path to detached garden area (in need of landscaping).

ASSESSMENTS Band B

TENURE The property is Freehold.

SERVICES Mains water, drainage and electric 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

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.





