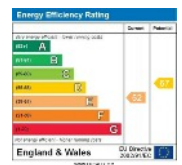


**6 PARC GWYRDD
BRYNCRUG
LL36 9NS**

OIRO £285,000 Freehold



**Immaculately presented 3 bedroom detached dormer bungalow
2 bathrooms
LPG central heating
Upvc wood effect windows
South facing rear garden**

This immaculately presented detached 3 bedroom dormer bungalow is situated on the exclusive cul de sac of Parc Gwyrdd on the edge of the rural village of Brynrcrug. With entrance hallway leading to a generous lounge diner, kitchen, utility, bathroom and ground floor bedroom or office if desired. Upstairs are 2 double bedrooms both with fitted wardrobes and a recently refitted contemporary shower room. With parking for 2 vehicles, an open plan front garden, attached garage and enclosed south facing rear garden with mature planting, shed and greenhouse. Lpg centrally heated with upvc wood effect doors and windows The views from both front and rear are pleasant of the surrounding hills and countryside.

Brynrcrug 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 Talyllyn 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 part glazed door and window to;

HALLWAY

Stairs to 1st floor, built in cupboard.

LOUNGE 17'6 x 11'9

Window to front, oak shelf, inset contemporary electric fire, open to;

DINING AREA 9'10 x 8'10

French doors to rear, hatch to kitchen.

KITCHEN 11'10 x 8'10

Window to rear, tiled floor, oak doors, laminate work top, stainless steel sink and drainer, electric cooker point, extractor fan, part tiled walls, open to;

UTILITY 7'2 x 5'8

Window to side, half glazed door to rear, plumbed for washing machine, tiled floor.

BATHROOM 6'11 x 5'8

Window to side, bath, wash basin, w c, extractor fan, heated towel rail, part tiled walls, vinyl floor.

BEDROOM 1

Window to front.

Off entrance hallway stairs to;

1st FLOOR LANDING

Velux to front, built in airing cupboard with slatted shelving.

BEDROOM 2 (main) 13' x 11'8

Window to front and rear, 2 double fitted wardrobes with sliding doors, access to under eaves storage.

SHOWER ROOM 6' x 4'10

Velux to rear, corner shower cubicle with panelled walls and electric shower, w c, wash basin, heated towel rail, extractor, laminate floor.

BEDROOM 3 13' x 9'7

Window to front, fitted double wardrobe with sliding doors, access to under eaves storage.

OUTSIDE FRONT

Open plan laid to lawn, Lpg tank access lid located here, tarmac parking area for 2 vehicles, gated access to either side of property.

GARAGE 17'4 x 9'

Up and over door, wood effect half glazed door and window to rear, consumer unit and Lpg combi boiler located here.

OUTSIDE REAR

Fully enclosed, paved patio area, laid to lawn with mature shrubs, shed, greenhouse, vegetable patch, outside light.

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.

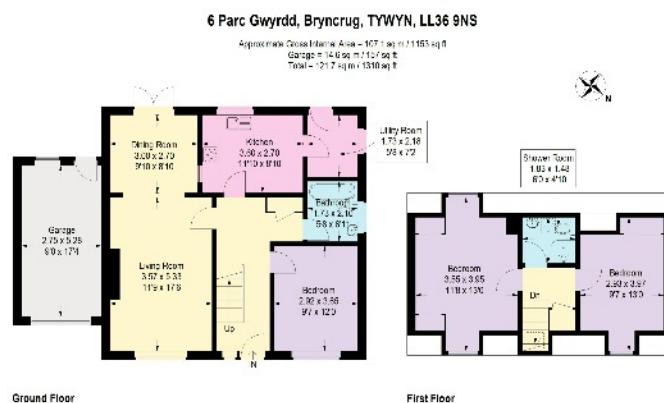


Illustration for identification purposes only; measurements are approximate; not to scale.
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