

**LLYS EGRYN
LLANEGRYN
LL36 9SL**

Price £135,000 Freehold



**1 bedroom mid terrace cottage of character
Large fully enclosed garden
Shower room
Electric heating
Upvc double glazed
Subject to a section 157 local occupancy clause.**

This 1 bedroom mid terrace cottage is situated in the rural village of Llanegryn in the beautiful Dysynni valley and Snowdonia National Park. Comprising lounge and galley kitchen on the ground floor, shower room and double bedroom on the 1st floor. With upvc double glazing, wall mounted wifi controlled panel heaters and open fire (in working order). The rear garden is fully enclosed, maturely planted with the benefit of 2 storage sheds.

Llanegryn is a small sought after village approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty. The village also has a new area primary school.

The property comprises upvc part glazed door to:

LOUNGE 10'8 x 10' into recess.

Window to front, open fire (in working order) with tiled and reclaimed antique pine surround, under stairs cupboard, wall mounted panel heater. 3 steps down to;

KITCHEN 11'2 x 7'6

Window and half glazed door to rear, quarry tiled floor, solid oak units, laminate work top, stainless steel sink and drainer, electric cooker point, plumbed for washing machine, consumer nit, electric meter and telephone point located here, wall mounted panel heater.

Off lounge, stairs to;

1ST FLOOR LANDING

Wall mounted heater, walk-in storage cupboard.

BATHROOM 11' x 6'

Window to rear, wash basin, w c, large shower cubicle - fully tiled with electric shower, stripped floorboards, wall mounted heater, built in cupboard housing hot water cylinder, timber panelled walls.

4 steps up to;

BEDROOM 11' x 10'9 not including deep shelved recess. Window to front, 2 wall mounted heaters, stripped floorboards, access to loft.

OUTSIDE REAR

Fully enclosed with paved patio and gravel areas, mature planting, apple tree, brick built coal shed, stone built storage shed (recently renovated), right of way access for bins.

ASSESSMENTS Band B

TENURE This property is freehold.

SERVICES Mains water, electricity and main drainage are connected.

AGENTS NOTE

The property is subject to a s157 restriction that requires any prospective purchasers to prove that they have either lived or worked within the County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council – details available upon request.

ANTI 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





