

**TY LAFANT (The Burf)
 LLWYNGWRIL
 LL37 2JD**

Price guide £358,000 Freehold

Energy Efficiency Rating		Current	Potential
Overall	A		A
Walls	B		B
Floors	D		D
Roofs	D		D
Windows	F		F
Services	G		G

England & Wales
 EPC Rating: A (92.00 - 95.00)



**4 Bedroom 2 bathroom detached dormer bungalow
 Situated off the centre of the village in a quiet residential location
 Upvc double glazing, oil central heating
 Refurbished in 2020-21**

**Large rear garden, detached single garage/workshop, partial sea views from the rear
 Planning permission to add balcony off master bedroom**

This spacious detached dormer bungalow is ideally situated off the centre of the village on a private no through lane. Comprising entrance hallway leading to a lounge, kitchen/diner and utility, bathroom and 2 double bedrooms on the ground floor. With a further 2 double bedrooms on the 1st floor and en-suite shower to master bedroom. Outside is a block paved driveway for several vehicles, low maintenance front garden with mature planting, access either side of the property to the generous rear garden currently laid to lawn with patio area and partial sea views. Detached single garage currently used as a catering kitchen with storage area to the rear and below. This kitchen will be removed on completion and it would easily revert to a garage / workshop if preferred. The property has upvc double glazing and oil central heating. There is current planning (2023) for French doors from master bedroom providing access to a large rear balcony - details available from the office on request. The partial sea views from the rear offer stunning sunsets.

Llwyngwril is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a cafe and farm shop in and there is a daily bus and mainline rail service. Tywyn which is approximately 8 miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. For golfing, boating and all water sports the delightful harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises:

HALLWAY

Laminate floor, dado rail rail, telephone point, staircase to 1st floor, under stairs storage.

LOUNGE 15'2 x 13'11'

Bay window to front, window to side, picture rail, fireplace (chimney removed but used as feature wall).

KITCHEN / DINER 17'5 x 15'2

Window to side and rear, door to utility. Base and wall units, woodblock work top, composite sink and drainer, integral dishwasher and fridge freezer, induction hob with filter over, built in pyro self cleaning oven with microwave oven combo above, under cupboard lighting, part tiled walls, waterproof laminate flooring. The dining area roof is constructed to take the balcony extension.

UTILITY 7'7 x 5'11

Half glazed door and window to rear, plumbed for washing machine, laminate work top, small stainless steel sink, Worcester oil boiler, consumer unit and electric meter located here, laminate flooring.

BATHROOM 13'8 x 7'6

Window to rear, vanity wash basin, w c, P shaped bath with shower over and glass screen, extractor, heated towel rail, laminate floor.

BEDROOM 1 11' 2 x 9'1

Window to rear with partial sea views, picture rail.

BEDROOM 2 11'3 x 10'10

Window to front, picture rail. (With planning permission to add bay window as per lounge).

Off entrance hallway stairs to 1st floor landing.

BEDROOM 3 11'3 x 9'9

Window to side, velux to rear with beautiful sea views, laminate floor, under eaves access, wall mounted panel heater.

MASTER BEDROOM 18'9 x 10'

Window to side, part panelled walls with under eaves storage.

EN-SUITE 5'5 x 4'10

Velux to side, laminate floor, corner shower cubicle, macerator wc, vanity wash basin, extractor, part tiled part panelled walls.

OUTSIDE FRONT

Block paved driveway for several vehicles, gated entrance, paved and gravel areas with mature planting, access either side to rear.

OUTSIDE REAR

Mainly laid to lawn, brick and slate raised beds, patio areas, outside tap, mature shrubs, oil tank.

DETACHED GARAGE 18'7 x 8'7

Wood double doors to front (currently not in use) upvc half glazed door to side, insulated walls with covered over loft access, recently fitted consumer unit with multiple power outlets and water. This is currently a working kitchen but the units will be removed on completion, door to rear storage area with window to rear. Storage area below.

ASSESSMENTS Band D

SERVICES Mains water, electricity and main drainage 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.

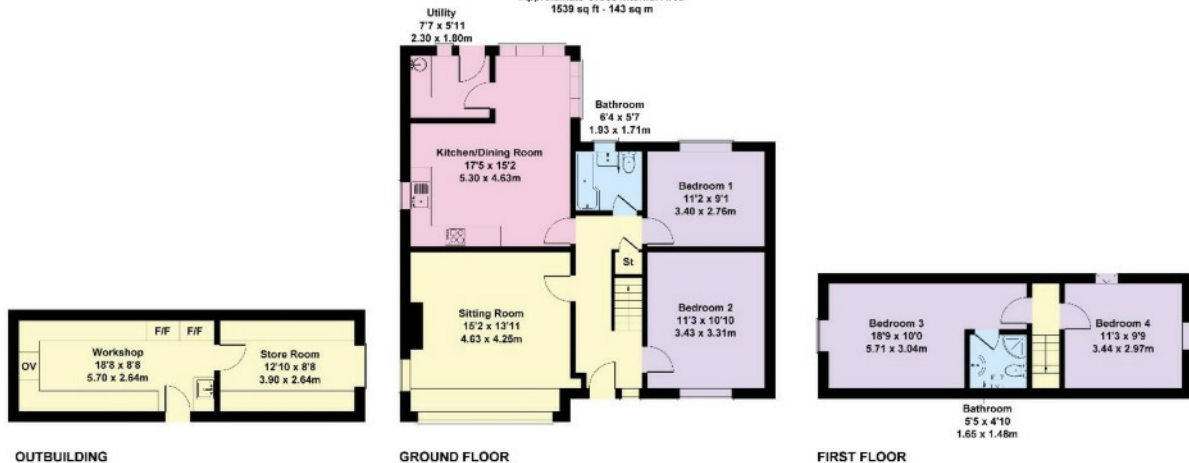
LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



Ty Lafant, Lliwngwrl

Approximate Gross Internal Area
1539 sq ft - 143 sq m



Not to Scale. Produced by The Plan Portal 2023
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