

**DOLWEN
LLANEGRYN
LL36 9SG**

Price guide £295,000 Freehold



**Well presented refurbished 3 bedroom bungalow
Contemporary kitchen and shower room
Large loft space with potential to convert
South facing enclosed rear garden with stunning views of the Dysynni valley
Upvc double glazed
LPG central heating
Copious parking**

This deceptively spacious 3 bedroom bungalow is situated at the entrance to the rural village of Llanegryn and adjacent to the flagship primary school. Refurbished by the current vendors to include new LPG central heating (2021) with the tank buried in the front garden, new kitchen (2023), new shower room (2021), patio doors to rear and slate terracing. Comprising entrance hallway leading to 3 double bedrooms, shower room, lounge/diner and contemporary kitchen. With single garage, utility shed, copious parking and stunning views of the Dysynni valley from the rear south facing and maturely planted enclosed garden. The property offers potential to convert the large loft space - spanning the entire footprint (subject to planning). Llanegryn has the benefit of super-fast fibre broadband.

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 glazed door and side panel to;

HALLWAY

Laminate floor, consumer unit and electric meter located here, built in double cupboard, access to loft with pull down ladder.

BEDROOM 1 14'2 x 10'2

Bay window to front, part panelled feature wall, laminate floor.

BEDROOM 2 12' x 8'8

Window to side and front, laminate floor.

BEDROOM 3 12' x 8'1

Window to side.

SHOWER ROOM 10'2 x 6'3

2 windows to side, tiled floor, tiled walk-in shower with waterfall and shower head handset, vanity wash basin, w c, heated towel rail, built in cupboard with slatted shelving, panelled ceiling.

LOUNGE 18'10 x 12'7

Picture window to rear and side with stunning valley views, multi fuel stove on slate hearth with timber mantle, telephone and tv point open to:

KITCHEN 15'4 x 13'5

Sliding doors to rear, skylight to side, glazed door to front, contemporary units, laminate work top, stainless steel sink and drainer, induction hob with carbon filter over, eye level oven and microwave, integral dishwasher, space for American style fridge, island breakfast bar with woodblock work top, laminate floor.

LOFT 28'8 x 15'

Pull down ladder to boarded loft with upvc and wood single glazed window, power and light, tv aerial and lpg combi boiler located here.

OUTSIDE FRONT

Gravel driveway with room for several vehicles, LPG tank (buried), tap, mature shrubs, gated access to side, wood store, separate utility plumbed for washing machine (this room is in the process of being refurbished).

GARAGE 17'2 x 9'2

Up and over door, door and window to rear, power and lighting.

OUTSIDE REAR

Slated terrace, mature shrubs and trees, tap, water feature, lawned area, gravel storage to the side with gated access to front.

TENURE This property is freehold.

COUNCIL TAX Band D

SERVICES Mains water, electricity and main drainage are connected.

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



