

**3 Y DDOL  
BRYNCRUG  
TYWYN  
LL36 9PR**

**OIRO £350,000 FREEHOLD**



**Immaculately presented spacious 4 bedroom link detached house  
Situated on the edge of the village with lovely rural views at the rear  
Single garage, off road parking for several vehicles  
Upvc wood effect windows  
Oil central heating  
Enclosed rear garden.**

Immaculately presented, 4 bedroom link detached house situated in a quiet residential location towards the edge of the village with lovely rural views from the rear. Comprising spacious entrance hallway with cloakroom, lounge, kitchen/diner and utility on the ground floor.

With 4 bedrooms and bathroom on the 1<sup>st</sup> floor. Single garage and gated access to the fully enclosed rear garden. There is graveled off road parking for several cars. With upvc wood effect double glazed windows and oil central heating ( boiler installed in 2022)

Bryncrug 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, 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.

Half glazed upvc woode effect door with glazed side panels to;

### **ENTRANCE HALL**

Consumer unit located here, under stairs cupboard.

### **CLOAKROOM**

Vinyl floor, w c, compact wash basin, extractor.

### **LOUNGE** 21'8 x 12'4

Window to front, sliding doors to rear, tv point, fireplace with marble surround and hearth and electric fire.

### **KITCHEN/DINER** 21'8 x 11'7

Window to front and rear, tiled floor to kitchen area, laminate to dining area, telephone point, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, space for under counter fridge, part tiled walls, ceramic hob, built in oven and grill, door to;

### **UTILITY** 8'7 x 5'4

Half glazed door and window to rear, laminate work top, plumbed for washing machine, Worcester oil boiler located here (installed in 2022), built-in storage cupboard, tiled floor.

Off entrance hall, stairs to;

### **FIRST FLOOR GALLERIED LANDING**

Velux window to front, built-in airing cupboard with slatted shelving and radiator, access to loft.

### **BEDROOM 1** 13'9 x 12'4

Window to rear.

### **BEDROOM 2** 11'9 x 10'9

Window to rear, fitted wardrobes.

### **BEDROOM 3** 12'4 x 7'7

Window to front.

### **BEDROOM 4** 11'9 x 10' Window to front.

### **BATHROOM** 6'6 x 5'7

Window to rear, part tiled walls, vinyl floor, w c, wash basin, bath with shower over and curtain, extractor.

### **OUTSIDE FRONT**

Gravel parking for several vehicles, mature shrubs, gated access to rear, access to;

### **GARAGE** 16' x 9'7

Up and over door, half glazed door to rear, internal tap and power.

### **OUTSIDE REAR**

Fully enclosed, gravel and paved areas, small lawn , mature shrubs and hedging, tap and lighting.

### **TENURE** The property is Freehold.

### **ASSESSMENTS** Band E

### **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.

**floorplan**







