

**18 y GROESFFORDD  
BRYNCRUG  
LL36 9RP**

**Price guide £335,000 Freehold**

Energy Efficiency Rating		Current	Potential
Overall	A		
Walls	B		
Roof	B		
Windows	B		
Heating	C		
Hot Water	C		
Lighting	D		
Services	F		
CO <sub>2</sub> Emissions	G		
England & Wales		72	72



**3 bedroom detached dormer bungalow  
South West facing garden with rural views  
Oil central heating  
Upvc double glazing  
Workshop / former garage.**

This spacious detached south facing dormer bungalow is situated on the small estate of y Groesffordd on the edge of the rural village of Brynchrug. Comprising entrance lobby leading to lounge, well fitted kitchen open to dining room, 2 bedrooms and bathroom on the ground floor with large master bedroom and en suite lavatory on the 1<sup>st</sup> floor. With off road parking for 2 vehicles, an insulated workshop / hobby room in what was the garage and attractively planted front and rear garden with rural views at the rear. 18 y Groesffordd is oil centrally heated with upvc double glazing throughout.

Brynchrug 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 panelled door and window to entrance lobby, door to;

**LOUNGE** 16'2 x 15'7  
Picture window to side and front, multi fuel stove on slate hearth, tv point.

**HALLWAY**  
Built in cupboard, under stairs storage.

**KITCHEN** 12' 2 x 9'7  
2 windows to side, cream Shaker style cupboards, wood block work top, ceramic sink and drainer, built in Aeg double oven, grill and plate warming drawer, integral fridge/freezer, ceramic hob, vinyl floor, open to;

**DINING ROOM** 12'9 x 9'1  
French doors and window to rear with lovely rural views.

Off internal hallway to;

**BATHROOM** 9'2 x 6'8  
Window to side, P shaped bath with electroc shower over and glass screen, wall mounted basin, w c, heated towel rail, built in cupboard housing pressurised hot water cylinder and shelving, part panelled walls, vinyl floor.

**BEDROOM 1** 9'3 x 7'6  
Window to side.

**BEDROOM 2** 12' x 9'2  
Window to rear with rural views.

Stairs from hallway to;

**BEDROOM 3** 29'2 x 12'  
Window to rear, built in wardrobes, under eaves access panel, tv point, door to:

**EN-SUITE WC** 8'3 x 7'4 Velux  
to side, built in under eaves storage, w c, vanity wash basin, part panelled walls, vinyl floor.

**WORKSHOP (FORMER GARAGE)** 16'7 x 8'6  
Glazed door and full length window to front, consumer unit and meter located here.

**OUTSIDE FRONT**  
Paved and gravel parking for 2 vehicle, mature planting, gated access either side to rear.

**REAR**  
Paved patio areas, small lawn, mature planting, tap, oil boiler and tank located here.

**ASSESSMENTS** Band E

**TENURE** The property is Freehold.

**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. 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.

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

floorplan





