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55 Glan y Mor, Fairbourne, LL38 2LQ



THE PROPERTY COMPRISES:



- **UTILITY / SUN ROOM**
- **LOUNGE**
- **KITCHEN**
- **BATHROOM WITH SHOWER**
- **THREE BEDROOMS**
- **CONSERVATORY**
- **VERANDA / STORE**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **SOLAR PANELS FOR ELECTRICITY**
- **'A' RATED HOT WATER TANK WITH EXTERNAL WALL PANEL PROVIDING HOT WATER FROM NATURAL DAY LIGHT**
- **IMPRESSIVE GARDENS AND OUTSTANDING SURROUNDING VIEWS ACROSS TO MOUNTAINS IN THE DISTANCE**
- **COASTAL LOCATION**

Freehold.
Guide Price £139, 000

This delightful, semi-detached, three bedroom bungalow has much to offer with a modern interior, well insulated and extended with a double glazed conservatory, sun room / utility and veranda / store. The dwelling has solar panels for electricity and hot water generated from natural light.

The gardens are of low maintenance with raised beds and a variety of fruit trees. The rear garden is particularly stunning, of good size, privately enclosed with uninterrupted views across open landscape, extending to hills and mountains in the distance.

This coastal village, of good community spirit, has a variety of shops, a pub serving home cooked food, main railway line, 9 hole golf course and a glorious sandy beach within a short walking distance.



Just a few minutes walk to the beach

Location

The coastal village of Fairbourne is approximately 12 miles from Tywyn and 9 miles from Dolgellau. As you enter Fairbourne, proceed over the railway crossing and turn right. Continue the road round and take a right hand turn into Glan y Mor. The property is of cul-de-sac position on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Semi-detached, three bedroom bungalow, extended with conservatory to front elevation, sun room / utility to rear elevation and veranda / store to side elevation. Of traditional construction, with rendered painted elevations, surmounted by a pitch tiled roof, the property benefits from double glazed windows and doors, external wall panel providing hot water from natural day light and solar panels for electricity. Entrance is via double glazed French doors which lead into ~

Conservatory (Front) 20' 2 x 6' 10 (6.15m x 2.08m)

A delightful room, bright and restive, overlooking the private front garden. Polycarbonate roof, upvc double glazed windows and French doors. Vinyl herringbone floor and power points. Double glazed patio doors lead into ~

Master Bedroom (Front) 10' 7 x 9' 1 (3.22m x 2.78m)

Light grey decor and grey carpet. Radiator and power points. Built-in wardrobes and concealed hot water tank. The hot water is generated from natural day light through an external wall panel, however, there is an 'A' rated hot water tank with back up immersion heater, if and when required. Double glazed window to front elevation and door leading into ~

Lounge (Rear) 16' 5 x 9' 4 (5.00m x 2.85m)

Soft pastel decor and grey carpet. Radiator, power points and T.V. aerial point. Double glazed window and door to rear sun room / utility, with views over the rear garden and mountains in the distance. Door way to bedrooms 2 and 3, bathroom and kitchen.

Bedroom 2 (Front) 10' 7 x 6' 7 (3.22m x 2.00m)

Pastel decor and grey carpet. Power points, insulated external wall and double glazed window to front elevation.

Bedroom 3 (Front) 10' 7 x 5' 10 (3.22m x 2.00m)

Pastel decor and grey carpet. Power points, insulated external wall and double glazed window to front elevation.

Bathroom (Side) 6' 11 x 5' 3 (2.10m x 1.60m)

Light grey vinyl herringbone floor. White suite comprising close coupled W.C., ceramic wash hand basin with vanity unit and panelled bath with Triton electric shower over. Wall tiling and 'Wet wall' panelling. Double glazed window with obscure glass to side elevation.

Kitchen (Side) 9' x 5' 3 (2.75m x 1.60m)

Galley style kitchen. Vinyl floor and partially tiled walls. Fitted with modern white gloss base units, drawers and wall cupboards. Black polycarbonate sink and drainer and complementing work tops. Built-in electric fan oven and separate induction hob with extractor hood over. Plumbing for dishwasher. Power points and double glazed window to side elevation.

Sun Room / Utility (Rear) 12' 8 x 8' 5 (3.86 x 2.57m)

A good size room with options of use. Paved floor, double glazed windows, French doors and polycarbonate roof. Cloak hanging space, power points and plumbing for washing machine. Splendid views over garden and mountains in the distance.

Veranda / Store (Side) 21' 4 x 6' 10 (6.50m x 2.09m)

This room runs the full length of the bungalow but is not accessible from inside the main dwelling. A good area for storage with options of use. Double glazed windows, polycarbonate roof and double glazed doors to front and rear elevation. Vinyl floor and power points.

ALL SIZES ARE APPROXIMATE

Outside

Front

Enclosed and gated, this low maintenance garden is paved and gravelled, with raised beds, well stocked with mature shrubs, flowers and fruit trees, comprising Crab apple and Victoria plum.

Side

Water Butt and wall panel which generates hot water from natural day light.

Rear

Private, spacious, low maintenance garden, paved and gravelled, with raised beds, cherry tree, two pear trees, two apple trees and thornless blackberry bushes. The views from this garden are absolutely stunning, uninterrupted across open landscape with hills and mountains in the distance.

Guide Price £139, 000

Tenure Freehold

Council Tax Banding B

Services Electricity, water and drainage connected.


Local Authorities Gwynedd Council

Water Welsh Water

Viewing Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail: info@legal2move.co.uk

Agents' Note The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		107
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
86.3 sq m / 929 sq ft

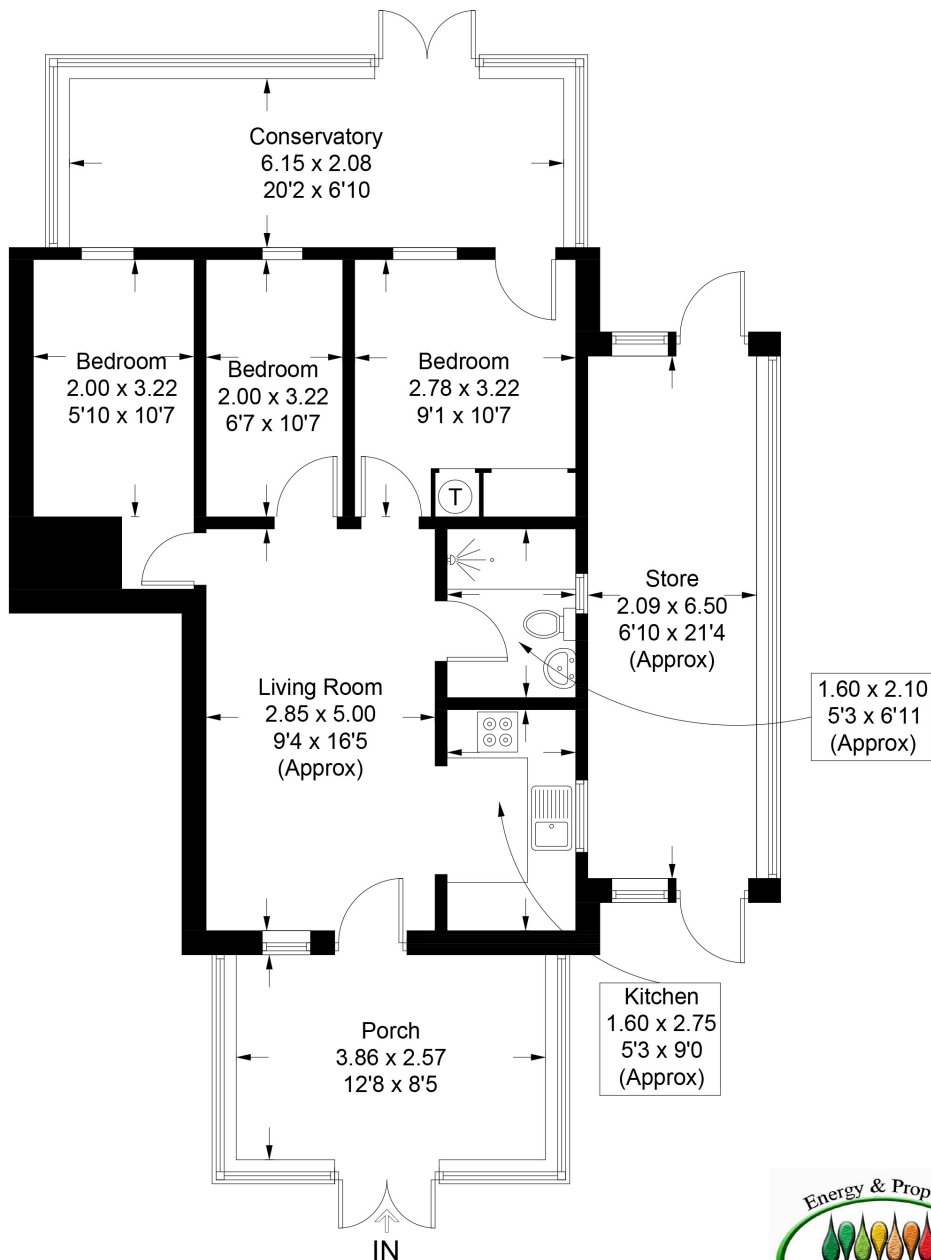


Illustration for identification purposes only,
measurements are approximate, not to scale.

