

**4 y GROESFFORDD  
BRYNCRUG  
LL36 9RP**

**PRICE £330,000 Freehold**

Energy Efficiency Rating		Current	Potential
100%	A		
75%	B		
50%	C		
25%	D		
0%	E		
0%	F		
0%	G		

England & Wales



**Well presented 3 bedroom detached dormer bungalow  
Contemporary interior  
Large block paved driveway with parking for several vehicles  
PV cells and air source heat pump  
Upvc windows  
Landscaped rear garden  
Large corner plot.**

This detached 3 bedroom dormer bungalow is situated on the popular estate of y Groesffordd close to the village centre and a short drive to the coastal town of Tywyn. With contemporary open plan living accommodation, 3 spacious bedrooms, master with en-suite shower plus family bathroom. Situated on a corner plot, the rear garden is larger than expected and beautifully landscaped with mature shrubs and trees; 2 ponds; a vegetable garden and still room for a lawn; Summerhouse and compost area The front drive has been block paved with room for several vehicles comfortably The present owners had PV cells fitted 2013) and more recently an air source heat pump (installed 2022). With upvc double glazed windows and doors throughout.

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 Tallyllyn 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 half glazed door to;

#### ENTRANCE HALL

Quickstep laminate flooring.

#### LOUNGE 4.91 x 3.24

Large south facing window to front, quickstep laminate flooring, slate open fireplace ( in working order), open to;

#### DINING AREA / KITCHEN 6.32 x 2.66

Window to front, quickstep laminate flooring, white units, wood effect laminate work top, stainless steel sink and drainer, integral dishwasher, range style oven with ceramic hob and stainless steel extractor over, pull out larder cupboard, part tiled walls, half glazed door to;

#### UTILITY 2.29 x 1.07

Window s on 2 elevations, half glazed door to rear, polycarbonate roof, plumbed for washing machine.

Off entrance hallway, 2 carpeted steps to;

#### BATHROOM 12'5 x 9'9 3.23 x 1.91

Window to side, vanity wash basin, w c, bath with shower over and glass screen plus shower head handset, heated towel rail, vinyl floor, extractor, part tiled walls.

#### BEDROOM 1 3.89 x 3.85

Window to rear.

#### BEDROOM 3.87 x 3.28

Window to rear.

Internal hallway with window to front and side, stairs to;

#### MASTER BEDROOM 5.65 x 3.44

2 velux windows, French doors to rear with Juliet balcony, under eaves storage, inset drawer units x 2, open to dressing area with curtained hanging rails and door to;

#### EN-SUITE SHOWER 2.71 x 2.37

Velux window to side, vanity wash basin, w c, tiled shower cubicle with curtain, vinyl floor, access to large walk in loft space.

#### OUTSIDE FRONT

Block paved driveway for several vehicles, mature shrubs, gated access to rear.

#### OUTSIDE REAR

Private enclosed garden split into several areas of interest with mature shrubs and trees; 2 ponds; vegetable garden, Summerhouse, large shed, lawn area, raised decked terrace with access from utility, air source heat pump located here, tap and lighting.

#### GARAGE 4.71 x 2.89

Up and over door, wood window to rear, electric consumer unit/meter and hot water cylinder 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.

#### 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.

4 y Groesffordd Bryncrug, Tywyn, Gwynedd, LL36 9RP  
Approximate Gross Internal Area (Including 1.0m Aisle)  
126.3 sq m / 1367 sq ft

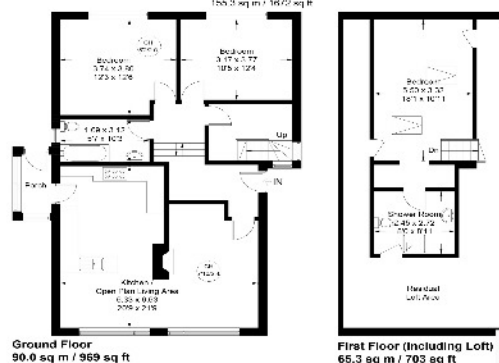


Illustration for illustrative purposes only.  
Measurements are approximate and not to scale.



