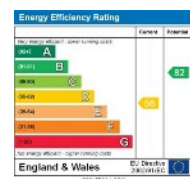


**8 BRON Y GADER
ABERGYNOLWYN
LL36 9YE**

Price £145,000 Freehold.



**Semi detached bungalow
2 double bedrooms
Fully enclosed rear garden
Upvc double glazed
Oil central heating
In need of some modernisation**

This semi detached bungalow is situated in a quiet cul-de-sac close to the centre of the rural village of Abergynolwyn. Comprising entrance hallway leading to a lounge/diner, kitchen, 2 double bedrooms and shower room. With upvc double glazing and oil central heating. The front garden is open plan, with tarmac parking for up to 3 vehicles and a single garage, the rear garden is slate paved and fully enclosed with side access. The property would benefit from some modernisation.

Abergynolwyn is a delightful village set within the Snowdonia National Park. There is a daily bus service to Tywyn which is approximately eight miles away and boasts its own leisure centre and swimming pool, plus all the usual facilities including a cinema, health centre, cottage hospital and primary and high schools. For golfing, boating and all water sports, the delightful harbour village of Aberdovey is just fourteen miles away past Tywyn towards Pennal and Machynlleth.

The property comprises upvc part glazed door to hallway with tiled floor, consumer unit located here.

SHOWER ROOM 1.79 x 1.74

Window to side, tiled floor, part tiled walls, shower cubicle, w c, compact wall mounted wash basin, extractor, heated towel rail.

LOUNGE/DINER 4.74 x 3.77

Picture window to front, slate fireplace with electric fire and slate hearth, telephone and tv point, door to;

KITCHEN 2.07 x 1.75

Window to front, base and wall units, laminate work tops, electric cooker, integral fridge, stainless steel sink and drainer, part tiled walls, tiled floor.

Off lounge door to inner hallway leading to;

BEDROOM 1 3.53 x 3.05

Window to rear.

BEDROOM 2 3.48 x 2.27

Glazed door and side panels to rear, built in cupboard, part laminated floor.

OUTSIDE FRONT

Open plan lawn, mature shrub, tarmac driveway, access to garage, side access to rear garden.

GARAGE 3.70 x 2.80

Up and over door, wood window to rear, oil boiler located here.

REAR

Fully enclosed, slate paved, tap, oil tank located here.

ASSESSMENTS Band C

TENURE This property is freehold.

SERVICES Mains water, drainage and electricity are connected.

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



