

**BRYNTIRION  
RHOSLEFAIN  
LL36 9NH**

**Price £435,000 Freehold**

Energy Efficiency Rating		Current	Potential
Overall	A		100
Walls	B		
Floors	C		
Roof	D		
Heating	E		
Services	F		
Low energy	G		

England & Wales



**3-4 bedroom detached bungalow  
With stunning Dysynni valley views  
Grounds extending to about 1 acre  
In need of modernisation**

This 3-4 bedroom bungalow is situated in a slightly elevated position in the rural hamlet of Rhoslefain. With stunning uninterrupted views of the Dysynni Valley to Craig yr Aderyn (Bird Rock) in the distance. The property comprises entrance hallway leading to 2 reception rooms, kitchen, 3 bedrooms, bathroom, plus cloakroom. The loft is fully boarded and spans the entire footprint of the building, offering the potential to further develop (subject to planning). With electric heating, cavity wall insulation and mainly wood single glazed windows. The bungalow is in need of modernisation and possibly reconfiguring to suit. The grounds extend to almost an acre including part of the hillside behind and tarmac parking for several vehicles.

Rhoslefain is a small hamlet approximately 6 miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty.

The property comprises upvc half glazed door to;

**SIDE ENTRANCE LOBBY** 2.56 x 1.94

Wood window to side, upvc to front, laminate floor, built in cupboard housing consumer unit, door to;

**CLOAKROOM**

Wood window to side, w c, laminate floor.

**LIVING /DINING ROOM** 4.10 x 3.54.

Wood window to front, tiled fireplace with inset multi fuel stove, wall mounted heater, glazed door to,

**KITCHEN** 3.63 x 3.00

Wood window to side, base units, laminate work top, stainless steel sink and double drainer, electric cooker point, vinyl floor, wall mounted heater, glazed door to side lobby, glazed door to;

**HALLWAY**

Glazed door to front lobby and front entrance, 3 built in cupboards, wall mounted heater, access to loft with pull down ladder.

**BATHROOM** 2.64 x 1.51

Wood window to rear, wash basin, w c, bath with electric shower over and curtain, part tiled walls, vinyl floor, wall mounted fan heater.

**LOUNGE** 4.00 x 3.27 into bay.

Wood bay window to front.

**BEDROOM 1** 3.52 x 3.29

Wood window to front, built in double wardrobe, wall mounted heater.

**BEDROOM 2** 4.34 x 2.61

Wood window to side, built in double wardrobe, wall mounted heater.

**BEDROOM 3** 3.73 x 2.63

Wood window to rear, wall mounted heater.

**LOFT** 13m x 3.43 (standing area)

Upvc and wood windows, fully boarded with pull down ladder and light, pressurized hot water cylinder located here.

**OUTSIDE**

Fully enclosed grounds with gated entrance, tarmac driveway and parking for several vehicles, paved area front and rear, shed with power? Lawn area with mature shrubs at the front and rear hillside with public footpath running through it and former pigsty.

**ASSESSMENTS** Band E

**TENURE** This property is freehold.

**SERVICES** Mains water, electricity and septic tank (private drainage) are connected.

**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.

Bryntirion, Rhoslefain, Tywyn, Gwynedd, LL36 9NH

Approximate Gross Internal Area  
157.8 sq m / 1694 sq ft  
(including loft)

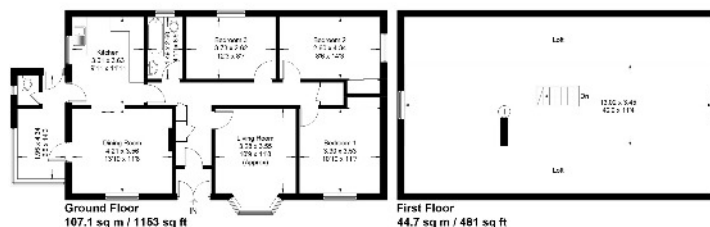


Illustration for identification purposes only, measurements are approximate, not to scale.





