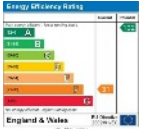


**BRYNTIRION  
RHOSLEFAIN  
LL36 9NH**

**Price £435,000 Freehold**



**A beautifully situated 3-4 bedroom detached bungalow in grounds of about 1 acre  
Stunning views of the Dysyni Valley  
For sale with no chain  
Potential cosmetic updating**



Bryntirion has been a cherished family home since first construction by the same owners in 1967. It offers a unique opportunity to enjoy a property in a rare setting, and viewing is highly recommended to appreciate its full potential. Very importantly, it is being sold with no chain.

With spectacular uninterrupted mountain views, this 3-4 bedroom bungalow is situated in an elevated position in the rural hamlet of Rhoslefain. The property comprises entrance hallway/small conservatory with cloakroom leading to the kitchen, 2 reception rooms, 3 bedrooms and bathroom. The loft is fully boarded and spans the entire footprint of the building, offering extensive potential to develop further (subject to planning). With electric heating, cavity wall insulation and mainly wood single glazed windows. The grounds extend to almost an acre including part of the hillside behind, and with tarmac parking for several vehicles.

The hamlet of Rhoslefain is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty. It is approximately 6 miles from the lively coastal town of Tywyn, with its supermarkets, cafes, surgeries, and rail link to Birmingham and beyond. The charming village of Aberdyfi, 8 miles away, is renowned for its boating, fishing and 18 hole championship golf course.

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 with far-reaching views, tiled fireplace with inset multi fuel stove, wall mounted heater, glazed door to,

#### **KITCHEN** 3.63 x 3.00

Wood window to side, original 1960s retro work tops and drawers, 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, original 1960s suite comprising 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 with further far-reaching views.

#### **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, lawn area with mature shrubs at the front and rear hillside with public footpath running through it.

#### **ASSESSMENTS** Band E

#### **TENURE** This property is freehold.

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

#### **MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### **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  
107.0 sq m / 1154 sq ft  
(Including cell)



It is recommended that you obtain a professional valuation of the property before purchase.



