

**4 Y DDOL  
BRYNCRUG  
TYWYN  
LL36 9PR**

**Price £395,000 FREEHOLD**

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England & Wales	



**Well presented spacious 4 bedroom link detached house  
Situated on the edge of the village with lovely rural views at the rear  
Single garage, off road parking for several vehicles  
Upvc double glazed windows ( installed 2023)  
Oil central heating**

This well presented, 4 bedroom link detached house is situated in a quiet residential location towards the edge of the village with lovely rural views at the rear. Comprising entrance hallway with contemporary cloakroom, lounge leading to conservatory, kitchen/diner and utility on the ground floor. With 4 double bedrooms and recently refitted bathroom on the 1<sup>st</sup> floor. Single garage and gated access to the fully enclosed rear garden. Off road parking for up to 4 cars. The property has new upvc double glazed windows and doors (installed 2023), the conservatory has timber double glazed windows and a upvc lantern roof (replaced in 2021). 4 Y Ddol has oil central heating, the Worcester boiler was replaced in 2016.

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 Talylllyn Lake, 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.

Half glazed front door with glazed side panels to;

#### **ENTRANCE HALL**

Electric meter and consumer unit located here, hardwood flooring.

#### **CLOAKROOM**

Hardwood floor, vanity wash basin and w c, extractor, access to under stairs storage cupboard.

#### **LOUNGE** 3.77 x 6.65

Window to front, French doors to rear, hardwood flooring.

#### **CONSERVATORY** 3.16 x 2.69

Windows on 3 elevations, French doors to side, lantern roof, laminate floor.

#### **KITCHEN/DINER** 6.65 x 3.56

Window to front and rear, tiled floor to kitchen area only, base and wall units, laminate work top, 1.5 stainless steel sink and drainer, plumbed for dishwasher, part tiled walls, ceramic hob, eye level double oven and grill, vinyl floor to dining area, Door to;

#### **UTILITY** 2.66 x 1.55

Half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, Worcester oil boiler located here (installed in 2016), built-in storage cupboard, extractor, tiled floor.

Off entrance hall, stairs to;

#### **FIRST FLOOR LANDING**

Velux window to front, built-in airing cupboard with slatted shelving and radiator, access to loft.

#### **BEDROOM 1** 3.75 x 4.20

Window to rear.

#### **BEDROOM 2** 3.57 x 3.28

Window to rear, fitted wardrobes.

#### **BEDROOM 3** 3.57 x 3.25

Window to front.

#### **BEDROOM 4** 3.75 x 2.30

Window to front.

#### **BATHROOM** 2.43 x 1.52

Window to rear, bath with shower head handset, vanity wash basin, w c, tiled corner shower with overhead and shower head handset extractor, vinyl floor.

#### **OUTSIDE FRONT**

Gravel parking for up to 4 vehicles, laid to lawn, mature shrubs, gated access to rear.

#### **GARAGE** 4.87 x 2.74

Up and over door, half glazed door to rear, internal tap, part boarded overhead storage.

#### **OUTSIDE REAR**

Fully enclosed, laid to lawn, mature oak tree with preservation order, paved patio, tap and lighting.

#### **TENURE** The property is Freehold.

#### **WHAT3WORDS:Profited.bombard.snowboard**

#### **ASSESSMENTS** Band E

#### **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 or email: info@welshpropertieservices.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**

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#### **LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.







