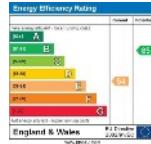


**41 y GROESFFORDD
BRYNCRUG
LL36 9RP**

Price £245,000 Freehold



**4 bedroom semi detached dormer bungalow
Enclosed rear garden
Upvc double glazing and electric heating
Would benefit from some modernisation**

This semi detached dormer bungalow is situated on the small estate of y Groesffordd on the edge of the rural village of Bryncrug. Comprising entrance porch leading to lounge, kitchen, utility, bathroom and 2 bedrooms on the ground floor. With a further 2 bedrooms and separate cloakroom on the 1st floor. The property has upvc double glazing and electric heating. The front garden is block paved with parking for 2 vehicles and access to the single garage. The rear garden is fully enclosed with a large patio area, lawn and mature shrubs.

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 Talyllyn 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 part glazed door to entrance lobby, tiled floor, half glazed door to;

LOUNGE 4.76 x 4.48

Picture window to front, electric fire in timber surround, storage heater.

KITCHEN 12' 2 x 9' 7

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, slide in cooker, part tiled walls, storage heater, built in cupboard housing hot water cylinder and slatted shelving.

UTILITY 3.11 x 1.58

Window to side and rear, glazed door to side, vinyl floor, base and wall units, stainless steel sink and drainer, plumbed for washing machine, space for tumble drier.

Off lounge to inner hallway to:

BATHROOM 2.55 x 1.89

Window to rear, bath, wc, wash basin, tiled shower cubicle with electric shower, panel heater, electric towel rail, tiled walls, vinyl floor.

BEDROOM 1 3.90 x 3.38

Window to front, storage heater.

BEDROOM 2 3.53 x 2.38

Window to rear, storage heater.

Stairs from lounge to 1st floor landing.

BEDROOM 3 3.78 x 3.71

Window to rear, panel heater, under eaves access.

BEDROOM 4 3.70 x 3.42

Window to rear, panel heater, under eaves access.

CLOAKROOM

Window to rear, w c, wash basin, vinyl floor.

GARAGE

5.58 x 2.68

Electric up and over door, consumer unit and electric meter located here, door to:

WORKSHOP

2.53 x 1.98

Window to rear, glazed door to side.

OUTSIDE FRONT

Block paved parking for 2 vehicles.

REAR

Paved patio areas, lawn, mature planting, tap.

ASSESSMENTS Band D

TENURE The property is Freehold.

SERVICES Mains water, drainage and electric are connected.

WHAT3WORDS: sponge.sparkle.grumbles

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

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.

