

**MIN Y MARIAN  
BRYNCRUG  
LL36 9NS**

**£320,000 Freehold**

Energy Efficiency Rating		Source	Period
Energy efficiency	A		
CO <sub>2</sub> emissions	B		
Energy efficiency	C	41	41
CO <sub>2</sub> emissions	D		
Energy efficiency	E		
CO <sub>2</sub> emissions	F		
Energy efficiency	G		

England & Wales 2023/24



**Detached 3 bedroom house - Central village location - Recently refurbished  
Contemporary kitchen/diner and bathroom  
LPG central heating  
Garage and off road parking for several vehicles**

This spacious detached property is situated in a central village location opposite the village recreation / football ground with lovely hillside views beyond. Refurbished since 2023 to include all new upvc windows and doors, contemporary kitchen and bathroom, new engineered oak flooring, carpets and décor. Comprising entrance hall leading to a large lounge, dining room / kitchen, utility and cloakroom on the ground floor and 3 good size bedrooms and bathroom on the 1<sup>st</sup> floor. Gated access to tarmac parking for several vehicles, lawn, enclosed rear decked area, greenhouse, shed, garage and coal shed. Upvc double glazed (fitted in 2023) and LPG centrally heated.

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 half glazed timber door and window to:

#### **PORCH**

Tiled floor, upvc half glazed door to;

#### **ENTRANCE HALL**

Stairs to 1<sup>st</sup> floor, large under stairs cupboard, engineered oak flooring.

#### **LOUNGE**

5.50 x 3.63

Upvc windows on 3 elevations, slate open fireplace in working order, engineered oak flooring.

Off hall to;

#### **DINING ROOM / KITCHEN**

5.31 x 3.50

Window and French doors to side, built in recessed cupboards, base and wall units with hidden drawers, woodblock work top, stainless steel sink and drainer, induction hob, built in oven, integral fridge, tiled floor, part tiled walls, extractor, door to;

#### **UTILITY**

4.61 x 1.73

L shaped room, upvc window to front and half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, space for freezers, tiled walls and floor, door to;

#### **CLOAKROOM**

Upvc window to rear, built in cupboard housing Worcester boiler, tiled floor, w c.

Off entrance hallway, stairs to;

#### **1ST FLOOR LANDING**

Upvc window to front and side, access to loft, built in cupboard housing pressurized hot water cylinder ( installed 2023).

#### **BEDROOM 1**

3.59 x 3.52

Upvc window to rear, vanity wash basin, built in cupboard.

#### **BEDROOM 2**

3.61 x 3.30

Upvc window to rear, built in wardrobe, cupboard and drawers.

#### **BEDROOM 3**

3.61 x 2.11

Upvc window to front.

#### **BATHROOM**

2.03 x 1.96

Upvc window to rear, w c, vanity wash basin, bath with shower head handset plus overhead shower and glass screen, part tiled walls, tiled floor, under floor heating.

#### **OUTSIDE**

Tarmac parking for several vehicles, enclosed garden with access all round the house, lawn, decked area, greenhouse, shed and coal shed.

#### **GARAGE**

4.87 x 2.43

With power.

#### **ASSESSMENTS**

Band E

#### **TENURE**

The property is Freehold.

#### **SERVICES**

Mains water, drainage and electric are connected.

#### **WHAT3WORDS puffed.siblings.pronouns**

#### **VIEWING By appointment only with;**

Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500. Email: [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

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