

**24 DOLITHEL
BRYNCRUG
LL36 9RR**

Price £345,000 Freehold

Energy Efficiency Rating		Current	Potential
Overall Energy Efficiency Rating	A		
Walls	B		
Roof	C		
Windows	D	45	42
Heating	F		
Hot Water	G		

England & Wales



**Immaculately presented 3 bedroom spacious detached bungalow
In and out tarmac parking for several vehicles - Enclosed rear garden
Upvc double glazing and oil central heating
Currently a successful holiday let**

This immaculately presented detached bungalow is situated on the small estate of Dolithel in the centre of the rural village of Brynecrug. Comprising entrance lobby leading to a spacious hallway, lounge, dining room, conservatory, kitchen, utility, laundry room with cloakroom, bathroom and 3 bedrooms. The front garden is open plan laid to lawn with tarmac in and out driveway which will accommodate many vehicles plus gravel parking for a caravan or motor home to the side. Gated access to the enclosed South West facing rear garden laid to lawn with patio area and mature planting and hedging. The property has upvc double glazing and oil central heating. Currently registered as a 2nd home?

Brynecrug 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 door to entrance lobby, laminate floor, glazed door and side panels to;

HALLWAY

Laminate floor, access to loft with pull down ladder.

DINING ROOM 3.59 x 2.41

French doors to rear and access to:

CONSERVATORY 2.39 x 1.52

Windows on 3 elevations, glazed door to rear, polycarbonate roof, tiled floor.

Off dining room open to:

LOUNGE 5.20 x 3.62

Bay window to front with deep sill, timber and composite stone fire surround with electric fire.

KITCHEN 2.08 x 3.93

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, ceramic hob, eye level oven and microwave, integral fridge / freezer and dishwasher, part tiled walls, tiled floor, half glazed door to:

UTILITY 2.77 x 3.43

Door to former garage, vinyl floor, base and wall units, laminate work top, built in oven, half glazed door to:

LAUNDRY ROOM 3.06 x 2.75 inc cloakroom

Window to rear, door to side, tiled floor, laminate work top, inset stainless steel sink, plumbed for washing machine, Worcester oil boiler and pressurized hot water cylinder located here.

CLOAKROOM

Window to rear, w c, tiled floor.

FORMER GARAGE 3.83 x 2.77

Electric roller door, consumer unit and electric meter located here. Off entrance hallway to:

Off entrance hallway to:

BEDROOM 1 3.77 x 3.40

Window to front.

BEDROOM 2 2.71 x 2.55

Window to side.

BEDROOM 3 3.47 x 3.17

Window to rear.

BATHROOM 2.52 x 2.05

Window to rear, tiled floor and walls, shower cubicle, bath, w c, vanity wash basin with mirror over, inset shelving, heated towel rail.

OUTSIDE FRONT

In and out tarmac parking for several vehicles, gravel area for motor home or caravan, lawn, mature planting, gated access to rear.

REAR

Paved patio, lawn, mature planting and hedging, oil tank, Summerhouse, gate to rear pedestrian path.

ASSESSMENTS Band E

TENURE The property is Freehold.

SERVICES Mains water, drainage and electric are connected.

WHAT3WORDS: snores.fewer.lodge

Contents available for separate negotiation

VIEWING By appointment only with; Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE 01654 710 500. Email: info@welshpropertyservices.com

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