Welsh Property Services
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RHOWNIAR LODGE
TYWYN
LL36 9HS

Price £315,000 Freehold

2 bedroom bungalow of character
Built in 1911 - and retaining many original features
South facing with stunning views over fields to the sea in the distance
Rural location 2 miles to Tywyn and Aberdovey

This charming bungalow was originally built in 1911 as staff accommodation for Rhowniar country house. Retaining all the charm of a period property with fireplaces in the bedrooms and kitchen (not in working order) yet with the modern day conveniences of upvc double glazing and oil central heating - the Worcester boiler was installed in 2021. The cottage comprises entrance via the original porch into the lounge with wood burning stove (fitted 2023), leading onto the kitchen with room for a small table and chairs, 2 double bedrooms and bathroom. The lodge sits in its own grounds which are mainly laid to lawn with mature hedging and trees and recently planted orchard. The views from all front facing rooms reach over the fields to the sea in the distance and the sunsets are sublime. There is parking over the vehicular lane for 2 cars (this is not on the deeds to the property). This property is a main residence.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn 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.

The property comprises timber double door to;

PORCH

Slate floor, door to;

LIVING ROOM 4.87 x 4.25

Window to side, French doors to front with distant sea views, built in cupboards, original fireplace with wood burning stove (installed 2023), part timber (under carpet) part slate flooring, door to;

WALK IN CUPBOARD 1.96 x 1.79

Window to side, slate floor, consumer unit and electric meter located here.

T SHAPED REAR HALLWAY

Laminate floor, composite door to rear, access to insulated loft with light.

KITCHEN 3.34 x 3.20

Window to front with distant sea views, laminate floor, white units, wood block work top, double enamel sink, plumbed for washing machine, electric cooker point, original cast iron fireplace.

BATHROOM 2.80 x 1.80

Window to rear, laminate floor, w c, wash basin, bath with electric shower over and glass screen, part tiled walls, tiled floor, heated towel rail.

BEDROOM 1 4.42 x 3.20

Window to front with distant sea views, original cast iron fireplace.

BEDROOM 2 3.33 x 2.87

Window to side, original cast iron fireplace.

OUTSIDE

Enclosed garden with gated access, laid to lawn with mature hedging and trees and recently planted fruit trees. Small patio, rear brick built and rendered shed housing Worcester boiler, timber shed, tap, lighting, oil tank, septic tank is located in the lower end of the front garden, the soak-away is in the field to the left.

TENURE The property is freehold.

ASSESSMENTS Band D

SERVICES Mains water, electricity and septic tank are connected.

WHAT3WORDS; **horn.gems.steeped**

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertyservices.com

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