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Fronhaul, Llwyngwrl, LL37 2JP

- Luxury detached residence. 4/5 Bedrooms with 2 having Ensuite • New fitted kitchen • Quiet, coastal, village location Large beautifully matured gardens to front and rear Integral Double Garage • Partial sea views • Viewing strongly recommended. Energy Efficiency Rating = 66 •



Guide price £439,950

Tywyn Office 01654 710 388 tywyn@morrismarshall.co.uk

General Remarks The placing of Fronhaul on the open market offers potential purchasers the chance to acquire one of the finest, modern, detached properties of its type in the locality. Constructed by local tradesmen to a high standard in 2006, the accommodation has been beautifully maintained and indeed improved with a conversion of Loft Space to provide further accommodation. Coved ceilings have also been added to principle rooms. Centrally heated and double glazed, this property is ideally suited as a family residence with spacious Reception Rooms, opening out onto large landscaped, neatly maintained, mostly lawned gardens.

The village of Llwyngwrl is situated within Snowdonia National Park, is approximately 9 miles from Tywyn and 12 miles South of the market town of Dolgellau. Both towns providing a wide range of business, leisure, shopping and educational facilities. Llwyngwrl is located on the coastline and from the property there are some sea views, the sea only a short walking distance.

The Residence

Traditionally constructed with cavity masonry walls, partly rendered, under a pitched slated roof. Centrally heated and double glazed and in immaculate decorative order, the accommodation extends to:

Accommodation

UPVC Entrance Door: With panels to side, through to:

Reception Hall: With an oak floor, radiator and turning spindle staircase which leads to the First Floor. Glazed double doors off to:



Lounge With an oak floor, electric fire set within an oak surround fireplace, (fireplace is also suitable for multi fuel burner), TV point, window to front, 2 radiators, 2 pairs of wall lights with 2 matching centre lights.



Dining Room: With an oak floor, radiator, sliding patio doors leading to rear garden.



Through Kitchen/Dining Area: Modern fitted quality kitchen installed during 2017 comprising modern white base and eye level units, integrated 1 ½ bowl sink unit with mixer tap and waste disposal unit ,automatic induction hob

(under guarantee) with extractor hood over, integrated combi oven incorporating microwave, Pyrolytic oven, dishwasher, integrated fridge freezer, tiled floor and spot lighting,



Inner Snug: With radiator, spot lighting.



Utility Room: Tiled floor matching that within the Kitchen, stainless steel single drainage sink unit with mixer tap, radiator, plumbing for washing machine, tumble dryer fittings and half glazed door to front.

WC: With wash hand basin, tiled floor and extractor fan.

Integral Double Garage: With automatic up and over door, fitted shelving, central heating boiler which is oil fired and provides for central heating and domestic hot water. Power and lighting, cold water tap within the Garage and half glazed door which leads to the rear.

Sun Room: Approached by a glazed door from the Dining Area. Tiled floor, 2 radiators, glazed door to all sides and door leading to rear garden.



First Floor

Landing: Airing Cupboard with fully insulated cylinder and slatted shelving. Radiator. Doors leading to **Balcony** with sea views. New carpets throughout the first floor Staircase leading to Second Floor.

Bedroom 2 Formally two rooms but has now been adapted into one room, that is now a bedroom with a dressing room and dividing arch, radiator to both sides of the rooms, together with a mirrored fronted wardrobe, this can easily be adapted back to two bedrooms if so required.



Bedroom 3/(rear) Window overlooking the gardens, radiator, the sale does include wardrobes as shown.

Second Floor

Landing: With radiator, access to under eaves storage and doors off to:

Bedroom: 4 With radiator.



En Suite Shower Room with tiled floor, tiled walls, pedestal wash basin, WC and heated towel rail.

Bedroom 5 /Office Currently used as a an office



Externally The property is approached off the cul-de-sac by a stoned driveway to parking and turning area which leads to the Integral Garage. Attractive lawned garden to front, a mature part evergreen and part beech and part timber. To the rear, paved paths lead to a paved patio area, steps lead to a large rear mostly lawned garden with further raised seating area, adjacent to which is a timber built summer house with access to an external power stores, south facing to take advantage of the summer weather.

Master Bedroom With radiator, window to front overlooking the garden, alcove leading through to a large built in wardrobe with hanging rail and storage shelf over, door through to .



En Suite Shower Room Modern walk in shower unit with mixer shower, tiled floor, fully tiled walls, heated towel rail/ rad, pedestal wash basin, w,c, extractor fan and spot lighting

Family Bathroom: White suite with shower attachment to bath, pedestal wash basin, WC, tiled floor, tiled walls and towel rail/radiator.



Second timber decking seating area, garden stores/workshop, children's climbing frame, all within timber panels and beech boundaries, stone boulder wall boundaries to the rear backing on to woodland.



Tenure: Freehold with Vacant Possession upon Completion of the Purchase.

Services: All mains services, water and drainage connected. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

The property is heated via an oil system which is pressurised to provide adequate equal pressure throughout this large property.

Outgoings: Council tax band (G).

Energy Performance Certificate: A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/9948-5075-7319-1784-3960>

Viewings: By arrangement with the selling agents Tywyn office on - 01654 710 388

Negotiations: All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions: From Tywyn, proceed North through the village of Brynchrug and on to Llwyngwrl. Continue through the village of Llwyngwrl, pass the play park on the left hand side and take the right turning immediately before the houses start on the left, also has an directional arrow as a Bridle Way. Continue along this stoned roadway, turning right into the cul-de-sac and the property is the second on the left hand side.

Website: To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

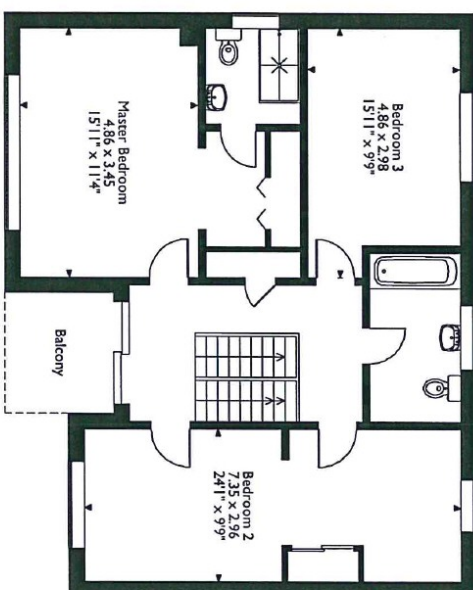
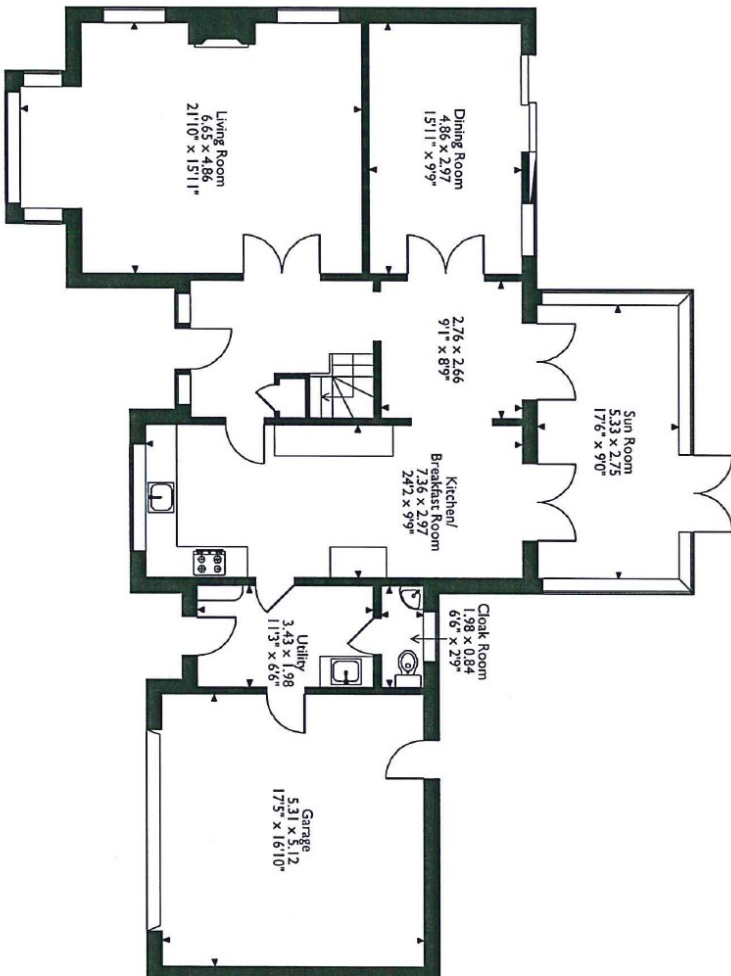
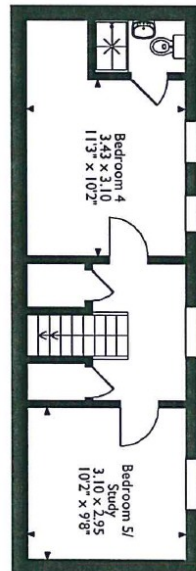
Ref: Tywyn Office: Tel: 01654 710 388

Ref: T13/02 Date: 10/7/2019

MMP Survey Department: If you dont find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

Ffordd Y Crynwyr, Llwngwrril
Approximate Gross Internal Area
255 Sq M/2738 Sq Ft



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