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## Isfryn, Llwyngwrl, LL37 2YJ

- Charming Stone Terraced Cottage • Two Bedrooms Attic Room/Potential Third Bedroom • Modern Kitchen/Breakfast Room • Character Features • Beautiful Presentation • Front & Rear Garden • Double Glazed Village Location • Energy Efficiency Rating=34 •



# £142,000

Tywyn Office 01654 710 388 [tywyn@morrismarshall.co.uk](mailto:tywyn@morrismarshall.co.uk)

**General Remarks & Situation** The deceptively spacious accommodation briefly comprises, entrance hallway, lounge/dining room, kitchen/breakfast room, two bedrooms, bathroom, attic room/potential third bedroom subject to necessary consents. New fitted Haverland electric radiators. Situated in the heart of the village, 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 the sea only a short walking distance.

#### Accommodation

**Entrance Hallway** Double glazed front door, red quarry tiled floor, carpeted staircase to first floor landing with storage area beneath, new fitted electric radiator, cupboard housing electricity meters, doors to;

**Lounge** 19'10" x 10'7" (6.05m x 3.23m) Spacious room with a beautiful exposed stone chimney breast with a multi fuel stove set on a solid piece of local welsh slate, dual aspect double glazed windows to front and rear elevations with deep wooden sills, exposed beams to ceiling, new fitted electric radiator, wood effect flooring.

**Kitchen/Breakfast Room** 10'6" x 6'11" (3.20m x 2.11m) A modern kitchen/breakfast room with a range of matching white wall and base cupboards with wood effect work surface over, inset stainless steel sink with drainer and mixer tap, electric cooker, inset electric four ring hob with extractor hood over, breakfast bar, space and plumbing for washing machine, space for freestanding freezer. Double glazed stable door opening to the rear garden, double glazed window to rear garden with wooden sill, exposed stone to one wall enhancing the character of the room, slate tiled floor, spot lights to ceiling.

**First Floor Landing** Gallery style landing with double glazed window to rear elevation with wooden sill, exposed wooden floor, wooden stairs to attic room. Doors to;

**Bedroom 1** 12'10" x 8'3" (3.91m x 2.51m) Double glazed window to front, recently installed fitted electric radiator, built in airing cupboard housing hot water tank.



**Bedroom 2** 9'5" x 8'8" (2.87m x 2.64m) Double glazed window to front elevation with deep wooden sill, recently installed electric radiator.



**Bathroom** Spacious room with recently fitted white suite comprising: panelled bath with electric shower above, pedestal wash basin, and low level W.C. Double glazed window to rear elevation with wooden deep sill, tiled splash backs, exposed wooden floor, wall mounted electric fan heater.



**Attic Room** 17'7" x 14'2" (5.36m x 4.32m) This room has great potential as a third bedroom subject to necessary consents, it also lends itself as an ideal home office/games/hobby room. Staircase from first floor landing; velux window to rear elevation, exposed wooden floor, cold water tank within eaves.

**Externally** The property is set back with a front low maintenance garden. To the rear of the property there is also an enclosed low maintenance paved garden with patio area ideal for alfresco dining. Gate provides access to rear lane. Outside light.

There is ample off street parking within level easy walking distance to the property.

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

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

**Outgoings** Council tax band (??). Gwynedd Council, Cae Penarlwg, Dolgellau, Gwynedd. Tel: 01341 422 341

**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/8784-7829-2059-8930-4996>

**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.

**Route Directions:** From Tywyn proceed through to Llwyngwrl over the bridge past the pub and the cottage is on the left hand side. A "for sale" board denotes the property.

**Website** To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://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: T14/122 Date: 20/9/2019

**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.

For further information contact - Robert Thomas, FRICS - Tel: 07831 270 121