2 GLAN DYSYNNI
BRYNCRUG
TYWYN
LL36 9PH

PRICE GUIDE £160,000 FREEHOLD

Well presented spacious mid terrace cottage
2 reception rooms, ground floor shower room, 2 double bedrooms
Low maintenance rear garden
Upvc double glazed with LPG central heating
Ideal permanent residence or investment letting potential
This well presented mid terrace cottage has been refurbished by the current vendor to a high standard. With upvc double glazing, lpg central heating and Worcester boiler (installed (2015), both main roof and flat roof have been replaced. Comprising 2 reception rooms and kitchen, utility and shower room on the ground floor and 2 generous double bedrooms on the 1st floor. The rear garden is low maintenance, mainly paved with gravel borders and cleverly split into several areas to create interest. This property would make an ideal permanent residence or investment property if desired.

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 accommodation comprises;

**PORCH**
Upvc stable door and 2 windows, tiled floor.

**LOUNGE**
16’5 x 11’7
Upvc window to front, part panelled walls, beamed ceiling, radiator, laminate floor, wood fire surround with slate hearth (could be reverted to a gas fire or an open fire), telephone and tv point, glazed double doors to;

**DINING ROOM**
11’8 x 11’6
Upvc window to rear, laminate floor, beamed ceiling, radiator, consumer unit located here, staircase, glazed double doors to;

**UTILITY**
7’10 x 4’10
Upvc window to rear, plumbed for washing machine, space for tumble drier, vinyl floor. Open to;

**LOBBY**
Upvc door to side and access to garden, vinyl floor.

**SHOWER ROOM**
9’3 x 4’1
Skylight, fully tiled walls and floor, corner shower, wash basin, w.c, radiator, extractor, Worcester boiler located here.

**KITCHEN**
10’ x 7’
Upvc window to rear with hillside views, base and wall units, laminate work top, ceramic sink and drainer, electric cooker point, part tiled walls, vinyl floor, radiator, space for fridge freezer.

Off dining room, stairs to;

**BEDROOM 1**
13’4 x 11’8
Upvc window to front, laminate floor, radiator.

**BEDROOM 2**
14’ x 11’
Upvc window to rear with lovely views, radiator.

**OUTSIDE FRONT**
Wrought iron railings to front, mature shrubs.

**OUTSIDE REAR**
Fully fenced, paved and gravel areas, outside tap, lighting, 2 double power points, wood potting shed, valley views.

**TENURE**
The property is Freehold.

**SERVICES**
Mains water, electric and main drainage are connected.

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

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**LASER TAPE CLAUSE**
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.