

# Legal 2 Move

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## *The Dingle, Llwyngwril, Gwynedd, LL37 2JE*



### *THE PROPERTY COMPRISES:*

- *ENTRANCE HALLWAY*
- *LOUNGE*
- *DINING ROOM*
- *KITCHEN*
- *SHOWER ROOM*
- *TWO GROUND FLOOR BEDROOMS*
- *CONSERVATORY*
- *ONE / TWO FIRST FLOOR BEDROOMS*
- *OPEN FIRES, ECONOMY 7 ELECTRIC STORAGE HEATING AND OIL*
- *SERVICING THE RAYBURN AND FIRST FLOOR RADIATORS*
- *LARGE FRONT GARDEN*
- *REAR PATIO*
- *GARAGE*
- *DRIVEWAY PARKING FOR SEVERAL VEHICLES*
- *NO UPWARD CHAIN*
- *COSMETIC IMPROVEMENT REQUIRED*

*Freehold.*

*Guide Price £199, 000*



*Well appointed three / four bedroom Dormer bungalow, located in the heart of an unspoilt picturesque village with beach close-by. Far reaching views across to Barmouth can be seen from the first floor and superb, unspoilt, landscape views are enjoyed beyond the rear garden. This traditional dwelling, which is double glazed throughout, has potential but does require cosmetic improvement.*

*Llwyngwril is an unspoilt picturesque village where the mountains meet the sea. The village boasts a village shop, pub serving home cooked food and community centre, a social hub of the community and home to the Yarnbombing Project. The main line railway in the village provides a regular service to coastal locations and cities.*

### Location

Llwyngwrl is a village approximately 8.5 miles from Tywyn and 12 miles from Dolgellau. From Tywyn High Street take the A493 coastal road out towards Llwyngwrl. The property is located central to the village, opposite the children's play park. The Dingle is set back behind two detached roadside bungalows. Double gates access the driveway to the rear of the roadside bungalows. Our 'For Sale / Ar Werth' sign is displayed.

### Description

Well appointed, detached three/ four bedroom Dormer bungalow. The property has a traditional exterior with rendered painted elevations surmounted by a slate pitch tiled roof. In addition, there is a block built garage with rendered elevations, surmounted by a slate pitch tiled roof. Entrance to the property is slightly elevated and is beneath an open porch. A upvc double glazed door, leads into ~

### Hallway

Traditional decor and carpet. Storage heater, power points and telephone point. Doors to lounge, dining room, one / two bedrooms and shower room.

### Lounge (Front) 15' 6 x 10' 7 (4.72m x 3.22m)

Traditional decor and carpet. Slate built fireplace with slate hearth to open fire. Two single wall lights and three globe ceiling light. Storage heater, power points and telephone point. Upvc double glazed bay window to front overlooking the front garden and upvc double glazed window to side elevation.

### Shower room 7' 3 x 5' 9 (2.21m x 1.75m)

Laminate floor and partially tiled walls. White suite comprising, low level w.c. and pedestal wash hand basin. Large walk in shower, acrylic wall panelling and electric shower. Handrails, heated towel rail, shaver light and wall mounted mirror cabinet. Upvc double glazed window with obscure glass to rear elevation.

### Bedroom 2 / Snug (Rear) 9' 6 x 8' 6 (2.89m x 2.59m)

Presently used as a snug / diner. Traditional decor and carpet. Four globe ceiling light, power points and storage heater. Aluminium double glazed patio leading out to conservatory.

### Conservatory (Rear) 8' 8 x 7' 7 (2.64m x 2.31m)

Double glazed windows with upvc panels beneath and door to rear elevation.

### Bedroom 1 (Front) 11' 11 x 10' 8 (3.63m x 3.25m)

Traditional decor. Storage heater, power point and telephone point. Upvc double glazed window to front elevation, overlooking the front garden.

### Dining Room / Snug (Central) 15' 6 x 10' 7 (4.72m x 3.22m)

Traditional decor. Rayburn Royale stove to chimney breast (oil fired). Double doors to chimney breast recess, housing hot water tank and shelving. High level wooden plate rack, storage heater, power points and upvc double glazed window to side elevation. Wooden staircase to first floor with wooden affect wall panelling to one side. Open plan to ~

### Kitchen (Rear) 8' 8 x 7' 5 (2.64m x 2.26m)

Open plan to dining room. Fully tiled walls. Fitted kitchen comprising wooden base units, wall cupboards and drawers. Leaded glass display wall cabinet, stainless steel double sink and drainer and complementing work tops. Upvc double glazed window to rear elevation with views over unspoilt countryside and door to ~

### Utility (Rear) 7' 5 x 6' 10 (2.26m x 2.08m)

Vinyl floor and partially tiled walls. Formica base units, wall cupboards and drawers. Plumbing for automatic washing machine. Stainless steel sink and drainer. Consumer unit and electric meters housed here. Upvc double glazed window with obscure glass to rear elevation. Upvc double glazed door to side elevation with access to front and rear gardens.



### **Stairs to first Floor Landing**

Open plan staircase to landing. Access to W.C. and two bedrooms. Power points and Velux window with lovely views across to the sea.

### **Bedroom 3 / Study (Side)                      12' 2 x 10' 7                      (3.71m x 3.22m)**

(Currently used as a hobby room housing a train set). Traditional decor and carpet. Radiator, power points and upvc double glazed window to side elevation with sea views.

### **W.C (Rear-Central)                      5' 5 x 3' 8                      (1.65m x 1.12m)**

Partially tiled walls. Low level w.c. and pedestal wash hand basin, with shaver light over. Velux window to rear elevation with views over the hillside.

### **Bedroom 4 (Rear/ Side)                      10' 8 x 10' 7                      (3.25m x 3.22m)**

Traditional decor and carpet. Radiator, power points and upvc double glazed window to side elevation with hillside views.

### **Outside**

Double gates leading to a long driveway with access to the garage.

### **Front**

Privately enclosed, laid to lawn, with mature boundary hedge, tree's flowers and shrubs. Arbour to block paved patio area with paved pathway leading to front and rear access, gated. Steps with Balustrade to front door entrance.

### **Garage-Side**

Of traditional construction with painted elevations, pitch felted roof and up and over door.

### **Garden Rear**

Privately enclosed and gated. Low boundary wall with shrub borders. Narrow patio area leading to shed and garage. Superb open views over unspoilt countryside.

### **ALL SIZES ARE APPROXIMATE**

**Guide Price**                      £199, 000

**Tenure**                      Freehold

**Council Tax Banding**                      E

**Services**                      Electricity, water and drainage connected.

**Local Authorities**                      Gwynedd Council.

**Water**                      Welsh Water.

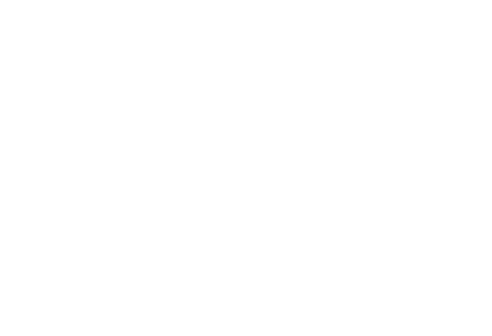
**Viewing**                      Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at 11 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Fax. 01654 703742  
Web site ~ [www.legal2move.co.uk](http://www.legal2move.co.uk) E-mail ~ [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

**Agents' Note**                      The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.

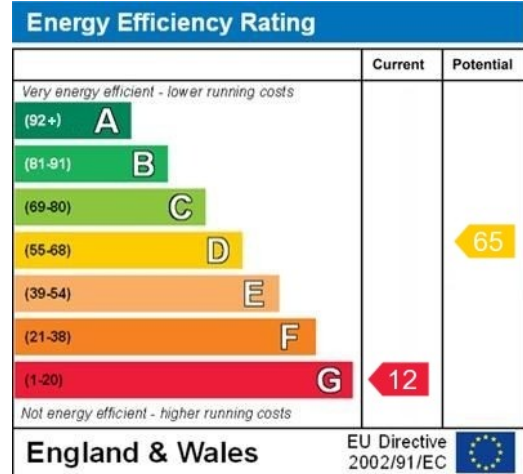


Front driveway access



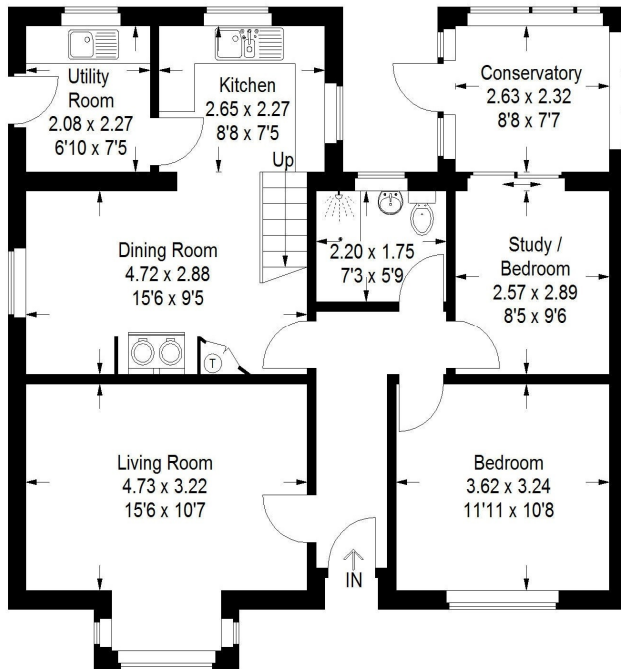




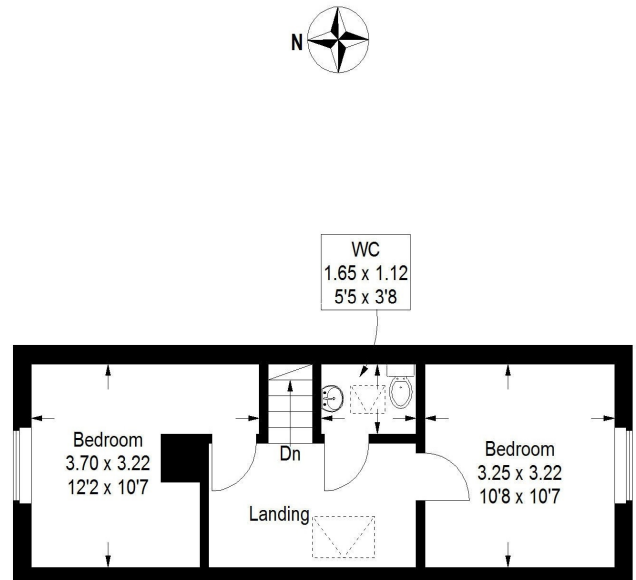


## The Dingle Llwyngwrl, Gwynedd, LL37 2JE

Approximate Gross Internal Area  
115 sq m / 1238 sq ft



Ground Floor = 83.5 sq m / 899 sq ft



First Floor = 31.5 sq m / 339 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

MISREPRESENTATION ACT, 1967

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