

Legal 2 Move

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Brynteg, Llwyngwrlil, LL37 2JE



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**Freehold.
Guide Price £375, 000**

THE PROPERTY COMPRISES:

- **SPACIOUS HALLWAY**
- **LOUNGE**
- **TWO GROUND FLOOR BEDROOMS**
- **BATHROOM**
- **BREAKFAST KITCHEN**
- **FIRST FLOOR BEDROOM**
- **OIL FIRED CENTRAL HEATING**
- **OPEN FIRES**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **GARAGE**
- **GARDENS**
- **PARKING**
- **VILLAGE LOCATION**
- **SUPERB SEA AND COUNTRYSIDE VIEWS**
- **HOLIDAY RENTAL POTENTIAL**
- **FURNITURE AVAILABLE WITH SEPARATE NEGOTIATION**
- **VACANT POSSESSION**

This comfortable, spacious, three bedroom detached dormer bungalow sits in the heart of the picturesque unspoilt coastal village of Llwyngwrl, with outstanding views across rolling hills which meet the sea with the Llyn Peninsula in the distance.

The property, well presented and maintained, is presently used for holiday lettings and the furniture is being offered with separate negotiation.

This scenic village, with good community spirit, is known as the 'knitted village'. In 2015 a few talented ladies began knitting buntings which, with popularity, extended throughout the village and they are now known as the 'Yarn Bombers'. The village benefits from a main line railway station, farm shop / café, village stores, home interiors shop, pub, village hall and church.



Location

Llwyngwrl is approximately 8.8 miles from the coastal village of Tywyn, located along the A493 and 11.4 miles from Dolgellau, located along the A493. Brynteg sits within the heart of the picturesque village of Llwyngwrl, set back from the road-side and opposite Hendre Hall Farm Shop. Our 'For Sale / Ar Werth' sign is **NOT** displayed.

Description

Well appointed, detached, three bedroom dormer bungalow of traditional construction, surmounted by a slate pitch tiled roof. Entrance is via a upvc double glazed door with decorative glass which leads into ~

Hallway 'L' shape

This spacious hallway has a coved ceiling, neutral décor and carpet. There is good storage with linen cupboard and separate storage cupboard. White panel doors, with brass furniture, lead to all ground floor rooms and a staircase leads to a first floor master suite. Double wall light, radiator, power points and telephone point.

Bedroom 1 (Front)

14' 10 x 11' 11 (4.53m x 3.62m)

A well presented good size room with coved ceiling, neutral décor and carpet. Radiator, power points and double glazed picture window to front elevation with views across unspoilt countryside leading down to the sea.

Bedroom 2 (Rear)

11' 11 x 11' 10 (3.62m x 3.60m)

A second bedroom with superb views. Coved ceiling, neutral décor and carpet. Radiator, power points and double glazed window overlooking a well tended garden with superb views across unspoilt countryside.

Bathroom (Rear)

9' 4 x 5' 3 (2.84m x 1.60m)

A spacious room with fully tiled walls and slate tiled floor. White suite with pedestal wash hand basin, close coupled W.C. and panelled bath with chrome shower and shower screen. Mirror wall cabinet, radiator and double glazed window with obscure glass and vertical blind to rear elevation.

Breakfast Kitchen (Rear)

20' 0 x 11' 10 (6.15m x 3.60m)

This good size sociable space has been extended over the years.

Dining /Breakfast Area

Coved ceiling, neutral décor and tiled floor. Brick fire-place to open fire. Radiator and power points. Walk-in larder cupboard with light and shelving, housing the consumer unit. Double glazed window with blind to side elevation.

Kitchen Area

An appealing rustic farmhouse style kitchen with oak base units, drawers and wall cupboards. Partially tiled walls and ceramic tiled floor. White porcelain sink with drainer and complementing work tops. Integrated appliances including dishwasher, fridge, washing machine and freezer. Beko electric fan oven with extractor hood over. Double glazed picture window to rear and door leading out to the garden.

Lounge (Front)

14' 10 x 12' 0 (4.53 x 3.66m)

A cosy room with brick fire-place to open fire. Coved ceiling, neutral décor and carpet. Radiator, power points and T.V. aerial point. Double glazed window to side elevation and bay window to front elevation, with outstanding views across open unspoilt countryside with sea views stretching across to the Llyn Peninsula.

First Floor Master Bedroom

27' 9 x 9' 6 (8.47m x 2.90m)

A superb family room offering space and storage to the eaves. Neutral décor and carpet. Power points and radiators. Split level sleeping area with exposed ceiling beams and velux windows.

Outside

Front

Gated, low stone boundary wall, and well tended lawn garden with mature shrubs, to front elevation. Tarmac driveway with parking, leading to the rear garden and garage. Side gated access to rear garden. Views extend across unspoilt countryside leading down to the sea with the Llyn Peninsula in the distance.

Rear

The 1000 ltr. oil tank and separate boiler, bought 2 years ago, are housed here.

The brick built garage, with integral garden store, has a concrete roof, up and over door and cold water tap.

The gardens are of good size, enclosed, well tended and laid to lawn. The uninterrupted views across unspoilt countryside are outstanding.

ALL SIZES ARE APPROXIMATE

Guide Price £375, 000

Tenure Freehold

Council Tax Banding To be confirmed

Local Authorities Gwynedd Council.

Water Welsh Water

Services Oil, electricity, water and mains drainage connection.

Viewing Strictly with Legal 2 Move, Trefeddyg, High Street, Tywyn, Gwynedd LL36 9AD
Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys, SY20 8AG.
Tel. 01654 702335

Agent's Note The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.

VIEWS OF LLYWNGWRIL VILLAGE



MISREPRESENTATION ACT, 1967

Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

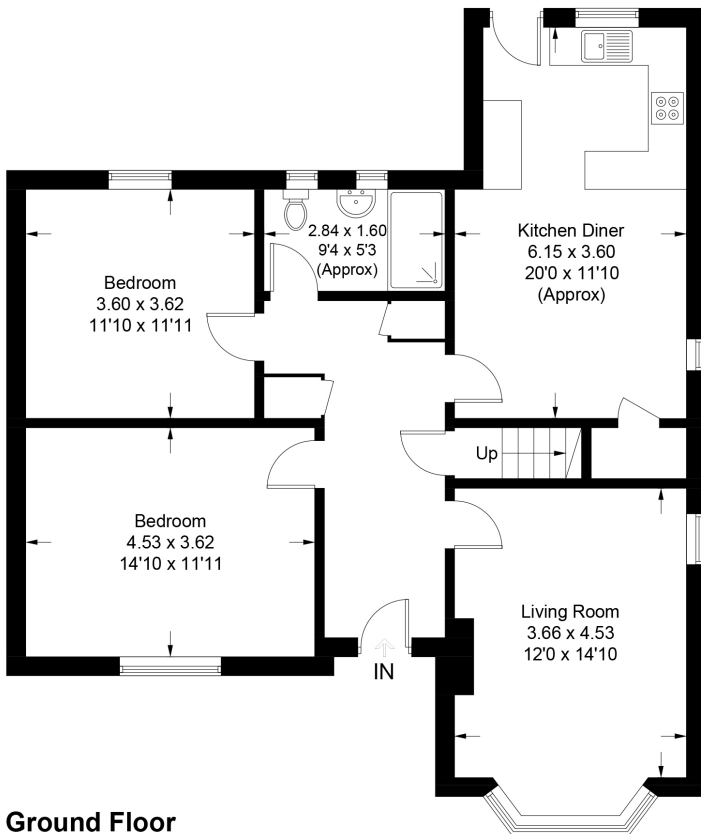
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

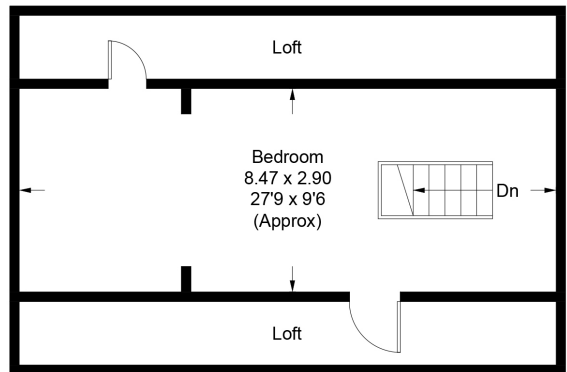
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Approximate Gross Internal Area
138.8 sq m / 1433 sq ft (Including Loft)



Ground Floor
92.3 sq m / 933 sq ft



First Floor
46.5 sq m / 500 sq ft

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



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