

REDUCED

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High Street  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218

# Legal 2 Move

*Property Sales and Conveyancing*

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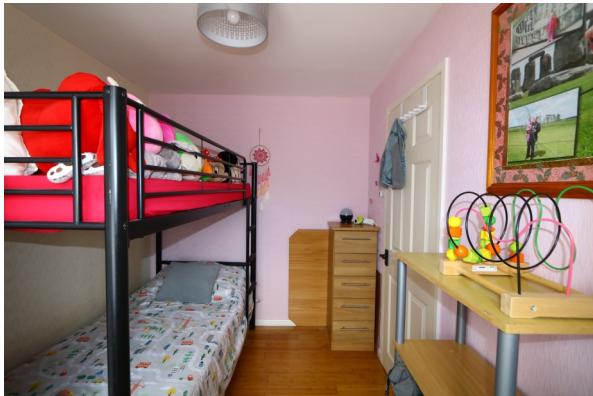
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**3 Y Rhos, Llanegrynn, Tywyn, LL36 9TY**



*Freehold.  
Reduced to £149, 000*





**THE PROPERTY COMPRISSES:**

- **ENTRANCE HALLWAY**
- **BATHROOM**
- **TWO BEDROOMS**
- **LOUNGE**
- **BREAKFAST KITCHEN**
- **VERANDA**
- **UPVC DOUBLE-GLAZED WINDOWS AND DOORS**
- **OIL FIRED CENTRAL HEATING**
- **GARDENS ~ REAR WITH VIEWS OVER OPEN COUNTRYSIDE**
- **VILLAGE LOCATION**
- **LOCAL OCCUPANCY RESTRICTIONS**
- **COMMUNAL PARKING**
- **NO UPWARD CHAIN**

**Freehold.**

**3 Y Rhos** is a well appointed, end of terrace, two-bedroom bungalow located on the edge of Llanegrynn village, a quiet, picturesque, unspoilt village with surrounding views across pristine countryside.

The property, occupied by a family of four, is double-glazed and benefits from oil fired central heating.

The rear garden is delightful, privately enclosed, enjoying an open aspect with amazing views.

This is a home, which could appeal to both local first time buyers, or those locals seeking to down-size to a smaller, low maintenance bungalow within a peaceful, scenic environment.

Tywyn, located within 4.5 miles of Llanegrynn, is an unspoilt coastal town popular for its clean beach, water sports, sea fishing with sightings of porpoise and glorious sunsets. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.



### **Location**

Llanegryn is approximately 4.5 miles from the coastal town of Tywyn. From Tywyn High Street, head out along the Dolgellau coastal road (A493), passing the village of Bryncrug. Llanegryn is the next village on the right, signposted clearly. Follow the road down into the village, passing the village hall and continuing over the bridge. 3 Y Rhos is part of a row of terraced bungalows, located about 100 yards further on. Our 'For Sale / Ar Werth' sign is displayed.

### **Description**

End-of-terrace, double-fronted, two-bedroom bungalow, constructed of brick with rendered, painted elevations, topped with a slate-pitched tiled roof. Entrance is via a UPVC double-glazed door leading into ~

### **Hallway (Front)**

Neutral décor and wooden flooring, which continues throughout the main rooms. Access to the loft space. Features include a radiator, power points, central heating thermostat control, and a smoke alarm. White panel doors lead to the two bedrooms, bathroom, and lounge.

#### **Bedroom 1 (Front)**

**9' 11 x 7' 1**

**(3.02m x 2.17m)**

A single bedroom with pastel décor and wooden flooring. Includes a radiator, power points, and a double-glazed window to the front elevation overlooking the low-maintenance garden.

#### **Bedroom 2 (Rear)**

**13' 1 x 9' 2**

**(4.00m x 2.79m)**

A double bedroom with neutral décor and wooden flooring. Modern, white over-bed storage cupboards, TV aerial point, radiator, and power points. A double-glazed window to the rear elevation offers views of the garden and the countryside beyond.

#### **Bathroom (Rear)**

**7' 9 x 4' 4**

**(2.35m x 1.33m)**

Pastel décor, partially tiled walls, and parquet flooring. White suite comprising a close-coupled W.C., pedestal wash hand basin, and a panelled bath with a Redring electric shower overhead. Double-glazed window with obscure glass to the rear elevation.

#### **Lounge (Front)**

**14' 8 x 12' 5**

**(4.46m x 3.78m)**

Coved ceiling, neutral decor and wooden floor. Features include a radiator, power points and T.V. aerial point. Double-glazed picture window to front elevation, overlooking the garden. White panelled door leading into ~

#### **Breakfast Kitchen (Rear)**

**13' 0 x 10' 8**

**(3.95m x 3.25m)**

A good-sized room with pastel décor, partially tiled walls, and wooden flooring. Fitted with white-painted wooden base units, drawers, and wall cupboards. Built-in electric fan oven with a separate ceramic hob and extractor hood above. White polycarbonate sink and drainer with complementing worktops. Concealed electric meters and plumbing for a washing machine. Double-glazed window and door to the rear elevation.

**ALL SIZES ARE APPROXIMATE**

### **Outside**

#### **Front**

A low-maintenance shale garden with shrubs. A paved pathway leads to front and side elevations, with gated access to the rear garden. There is a communal parking area available.

#### **Rear**

A small veranda, with a power point, accessible from the rear of the kitchen, leads to a brick outbuilding offering good storage space and houses the central heating oil boiler.

The garden, with rear open aspect, is privately enclosed and gated, laid to lawn with shrubs and trees. The views across open un-spoilt countryside, where sheep graze, are superb.

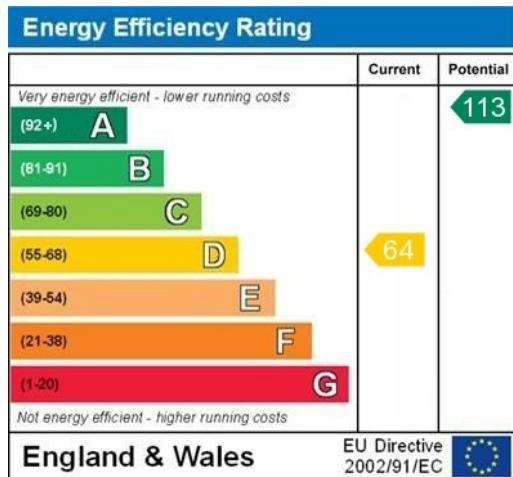
A large metal garden store is included in the sale. Oil tank, cold water tap and outside light.

A member of



**ZOOPLA**

<b>Guide Price</b>	<b>£149, 000</b>
<b>Tenure</b>	<b>Freehold</b>
<b>Council Tax Banding</b>	<b>B</b>
<b>Local Authorities</b>	<b>Gwynedd Council.</b>
<b>Water</b>	<b>Welsh Water Authority</b>
<b>Services</b>	<b>Electricity, oil, water and drainage connection.</b>
<b>Viewing</b>	<b>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.</b>
<b>Agent's Note</b>	<b><i>The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.</i></b>



### 3 Yr Rhos Llanegryn , Tywyn, Gwynedd, LL36 9TY

Approximate Gross Internal Area = 60 sq m / 646 sq ft

Boiler Room = 1.7 sq m / 18 sq ft

Total = 61.7 sq m / 664 sq ft

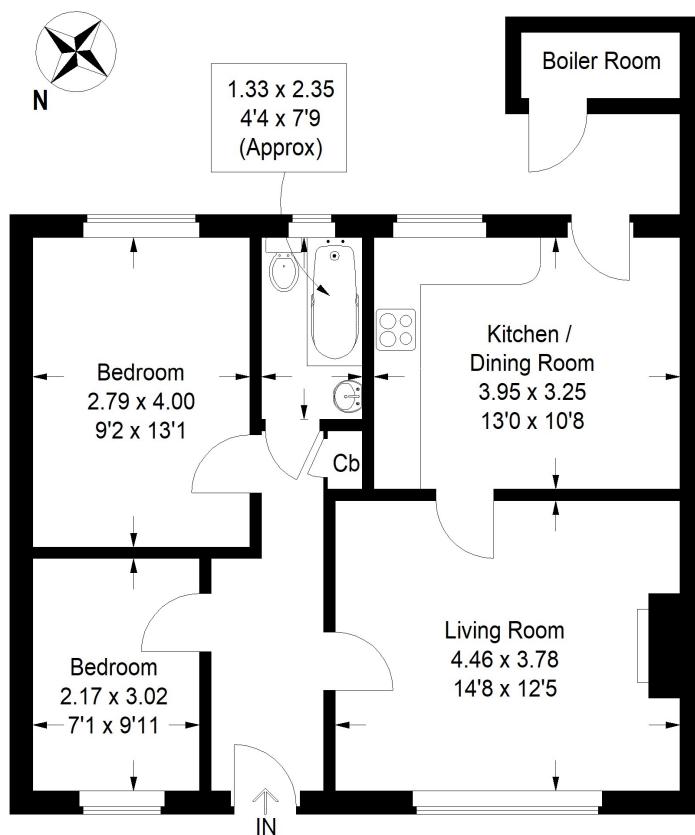


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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