



6 Dol Fathew, Brynchrug
Tywyn LL36 9PX
Guide price £275,000



Situated on a quiet

cul de sac estate in the heart of this popular village a detached modern 3 bedroomed bungalow with attached garage.

We are pleased to have received instructions to offer for sale this well presented modern bungalow which is well situated on a quiet small development in the heart of the village. Brynchrug is but a short distance inland from the coastal resort of Tywyn which provides for everyday needs to include a hospital and secondary school.

Brynchrug is on the Southern edge of the Snowdonia National Park in an area of outstanding beauty on the Dysynni Estuary within close proximity to Birds Rock, Cadaer Idris and Tywyn Light Railway.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160or sales@aledellis.com. Strictly adhering to Covid-19 regulations.

8 Dol Fathew provides for the following accommodation. All images have been taken with a wide angle lense digital camera.

PLEASE NOTE

Please note that viewings can be arranged for Friday 26th of November between 10am - 2pm. Please contact the office to arrange.

Front Entrance Door to

RECEPTION HALLWAY

Access to roof space, radiator and storage cupboard. Recess cupboard housing the oil fired central heating boiler.

KITCHEN/DINING ROOM

18 x 11 (5.49m x 3.35m)

KITCHEN AREA



Comprising modern range of base & eye level units incorporating a PRIMA electric cooker with 4 ring hob over. Intergrated fridge freezer, stainless steel extractor fan, worktops and cooler point. Breakfast bar, 1 1/2 bowl stainless steel sink unit with mixer tap and window to side. Tiled flooring and spot lights.

DINING AREA



With window to rear, radiator and door to garage.

LIVING ROOM

12'1 x 16'1 (3.68m x 4.90m)



With window to rear and radiator.

BEDROOM 1

11 x 13 (3.35m x 3.96m)



With window to rear, radiator and door to

EN SUITE SHOWERROOM

3 x 7 (0.91m x 2.13m)

With shower cubicle, low level flush wc, pedestal wash hand basin and heated towel rail. Splashbacks, extractor fan, shaver point and obscured window to side.

BEDROOM 2

13 x 9 (3.96m x 2.74m)

With window to fore and radiator.

BEDROOM 3

11 x 7 (3.35m x 2.13m)



With window to fore and radiator.

BATHROOM



Comprising panelled bath with shower attached

over & screen, low level flush wc and wash hand basin. Splashbacks, tiled floor, spot lights, extractor fan and heated towel rail. Obscured window to fore.

EXTERNALLY



With part shared tarmac paved driveway to vehicular hardstanding with access to

ATTACHED GARAGE

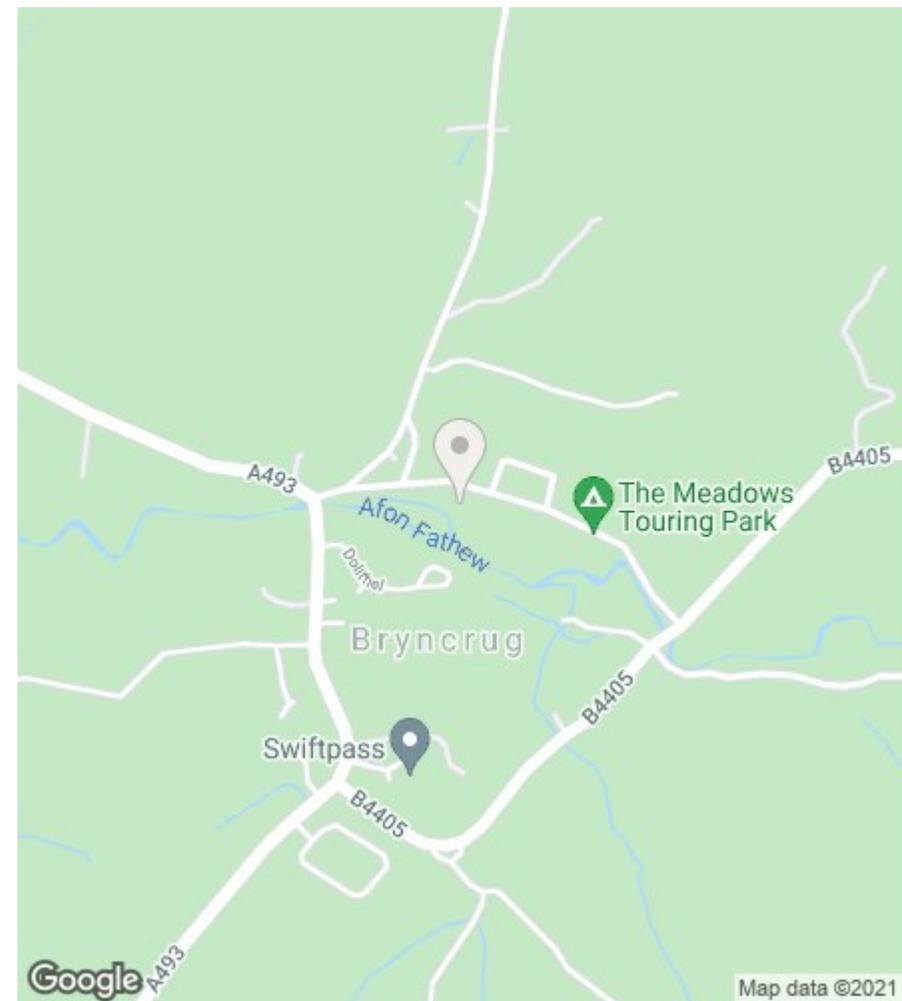
15 x 10 (4.57m x 3.05m)



Electronically relocate up and over door.
Door to rear/

DIRECTIONS

From Tywyn take the A493 inland for several miles to Brynchrug. In the centre of the village (just after the bridge) turn left. After the short distance Dol Fathew is on the right hand side opposite Y Ganolfan Brynchrug (the former primary school).



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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