

**4 GLYN BEDW  
RHOSLEFAIN  
LL36 9NN**

**Price £155,000 freehold**



**3 bedroom semi-detached house situated in the rural hamlet of Rhoslefain  
Lovely rear garden, upvc double glazing and LPG central heating.  
With super fast broadband  
Subject to a local occupancy clause.**

Spacious 3 bedroom semi-detached house, located in a rural hamlet with open hillside views to the front and rear. Comprising lounge, large well fitted kitchen / diner and separate utility plus cloakroom on the ground floor. 2 double 1 single bedroom on the 1<sup>st</sup> floor plus bathroom. Centrally heated with LPG combi boiler and double glazed throughout. The front garden is low maintenance gravel and paved, the rear laid to lawn with open aspect rural views. Suitable for home working with super fast broadband. The property is Subject to a Local Occupancy restriction.

Rhoslefain is a small hamlet approximately 6 miles from Tywyn. Residents enjoy the quiet and seclusion associated with rural living.

The accommodation comprises open porch and upvc half glazed door to:-

#### **ENTRANCE HALL**

Upvc window to front, radiator, telephone point..

#### **LOUNGE**

14'4 x 10'2

French doors to rear lovely views to the hills in the distance, radiator, tv point.

#### **KITCHEN/DINER** 13'10 x 12'

2 upvc windows to rear, 1 to front, a range of base and wall units, laminate work top, stainless steel sink and drainer, integrated fridge and dishwasher, ceramic hob, eye level oven and grill, radiator, laminate flooring, part tiled walls, under stairs cupboard

#### **UTILITY**

Upvc window and door to rear, upvc door to front, base unit with laminate work top, plumbed for washing machine, radiator, part tiled walls, ceramic tiled floor, consumer unit located here.

#### **CLOAKROOM** 5'8 x 4'7

Upvc window to front, wash basin, w.c, radiator, tiled floor, LPG combi boiler located here.

Stairs from **ENTRANCE HALL** to **FIRST FLOOR LANDING** - built-in cupboard with slatted shelving; upvc double glazed windows to front.

**BEDROOM 1** 14' x 9'8 max plus double built-in wardrobe with hanging rail and shelf; upvc window to rear with lovely views over the fields and hills, radiator.

**BEDROOM 2** 10'8 x 10'2 plus door recess and built-in double wardrobe, upvc window to rear with lovely views, radiator, tv point.

**BEDROOM 3** 9'11 x 7'1 including a built-in wardrobe with hanging rail and shelf; upvc window to front with lovely views radiator; tv point.

#### **BATHROOM** 6'5 x 6'5

Upvc window to rear, bath with shower over and curtain, wash basin, w.c. radiator, part tiled walls, laminate flooring .

#### **OUTSIDE FRONT**

Slate paved with gravel area, low boundary wall. Calor gas tanks located here.

#### **OUTSIDE REAR**

Fully enclosed, laid to lawn, decked patio area, gazebo.

#### **COUNCIL TAX**

Band B

**SERVICES** Mains water and electric, LPG central heating.

**VIEWING** By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd LL36 9AE. (01654) 710500.

**DIRECTIONS** From Tywyn proceed north along the A493 to the hamlet of Rhoslefain approximately 6 miles. Take second turning on the left and the property is situated on the left hand side.

**VIEWING STRICTLY BY APPOINTMENT** with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 email [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

#### **AGENTS NOTE**

To be eligible to purchase this property the local authorities would require a person OR persons who have EITHER lived OR worked anywhere within the Snowdonia National Park OR anywhere within the county of Gwynedd (or if outside Gwynedd 20 miles as the crow flies from the property) for a continuous period of three years. Only ONE person needs to qualify for this clause, they do not necessarily need to reside in the property but would have to be named on the sales conveyance.

#### **DISCLAIMER**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### **LASER TAPE CLAUSE**

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



