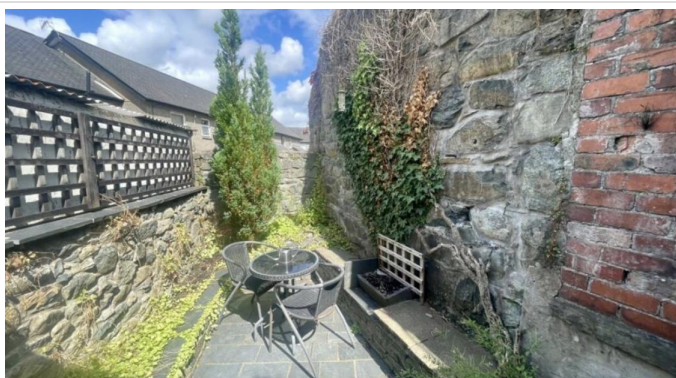


2 Bed Terraced In Meyrick Square Dolgellau, Dolgellau, LL40 1LT £140,000



SHORT DESCRIPTION

Property Ref: 14154 What a great opp for first-time buyers, or holiday let or investment on buy-to-let - Number 5 Meyrick Square is a charming two-bedroom mid-terrace cottage of traditional stone construction under a slated roof-benefitting from deceptively spacious accommodation with gas-fired central heating and UPVC double glazing. To the rear of the property is a pleasant enclosed courtyard with room for a small table and chairs. Located within approximately 350 yards of the main town square, it is well-placed for all of its amenities. The property would appeal to those seeking either their first home or those looking to downsize to a property within the town

The Brief - What a great opp for first-time buyers, or holiday let or investment on buy-to-let - Number 5 Meyrick Square is a charming two-bedroom mid-terrace cottage of traditional stone construction under a slated roof-benefitting from deceptively spacious accommodation with gas-fired central heating and UPVC double glazing. To the rear of the property is a pleasant enclosed courtyard with room for a small table and chairs. Located within approximately 350 yards of the main town square, it is well-placed for all of its amenities. The Accommodation - The accommodation briefly comprises:- Sitting room, kitchen/dining room, first floor with two bedrooms and bathroom. Externally there is a pretty enclosed courtyard.

Sitting Room Door to front, 2 windows to front, exposed beams, tiled feature fireplace with coal flame effect gas fire, understairs storage, radiator, carpet. Kitchen/Breakfast Room Door to rear, window to rear, access to roof space, 5 wall units, 3 base units under a granite effect work top, 1 1/4 composite sink and drainer, tiled splashback, space for an automatic washing machine, space for cooker, extractor above, space for fridge freezer, radiator, quarry tiled floor. Landing Velux window to rear, exposed 'A' frame, airing cupboard housing a Worcester combi boiler, carpet. Bedroom 1 Window to front, deep window sill, built-in wardrobe, exposed 'A' frame and beam, radiator carpet. Bedroom 2 Window to front, exposed 'A' frame and beam, Window to front, exposed 'A' frame and beam, access to roof, radiator, carpet. Bathroom Window to rear, panelled bath with electric shower above, shower screen, partly tiled walls, low level W.C., vanity unit incorporating a wash hand basin, shaver socket, mirrored wall unit, heated towel rail, carpet. The Key Aspects - Council Tax Band: B: £1551.57 Tenure: Flying Freehold - Flying Freehold whereby Bedroom 2 and Bathroom go over the adjoining property Outside - Enclosed rear courtyard, raised borders. Services - MAINS: Gas, Electricity, Water and Drainage.. Property Type: Terraced Full selling price: £140000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC Rating: C Measurement: Total: 61 square metres Outside Space:NA Parking: On street Heating Type: Gas Central Chain Sale or Chain Free:Chain Free -----



Bed Room(s)



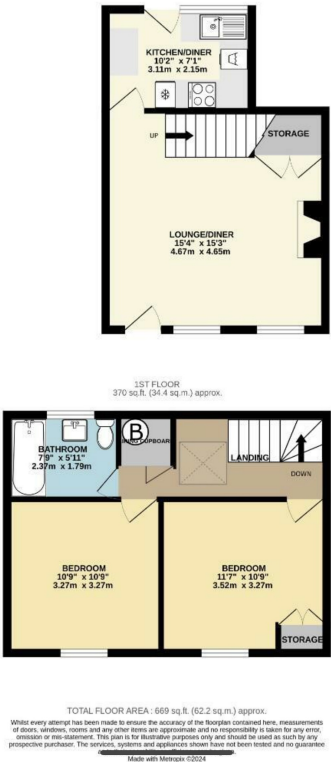
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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