

WALTER LLOYD JONES & CO Ltd

High Street
BARMOUTH (01341 280527)

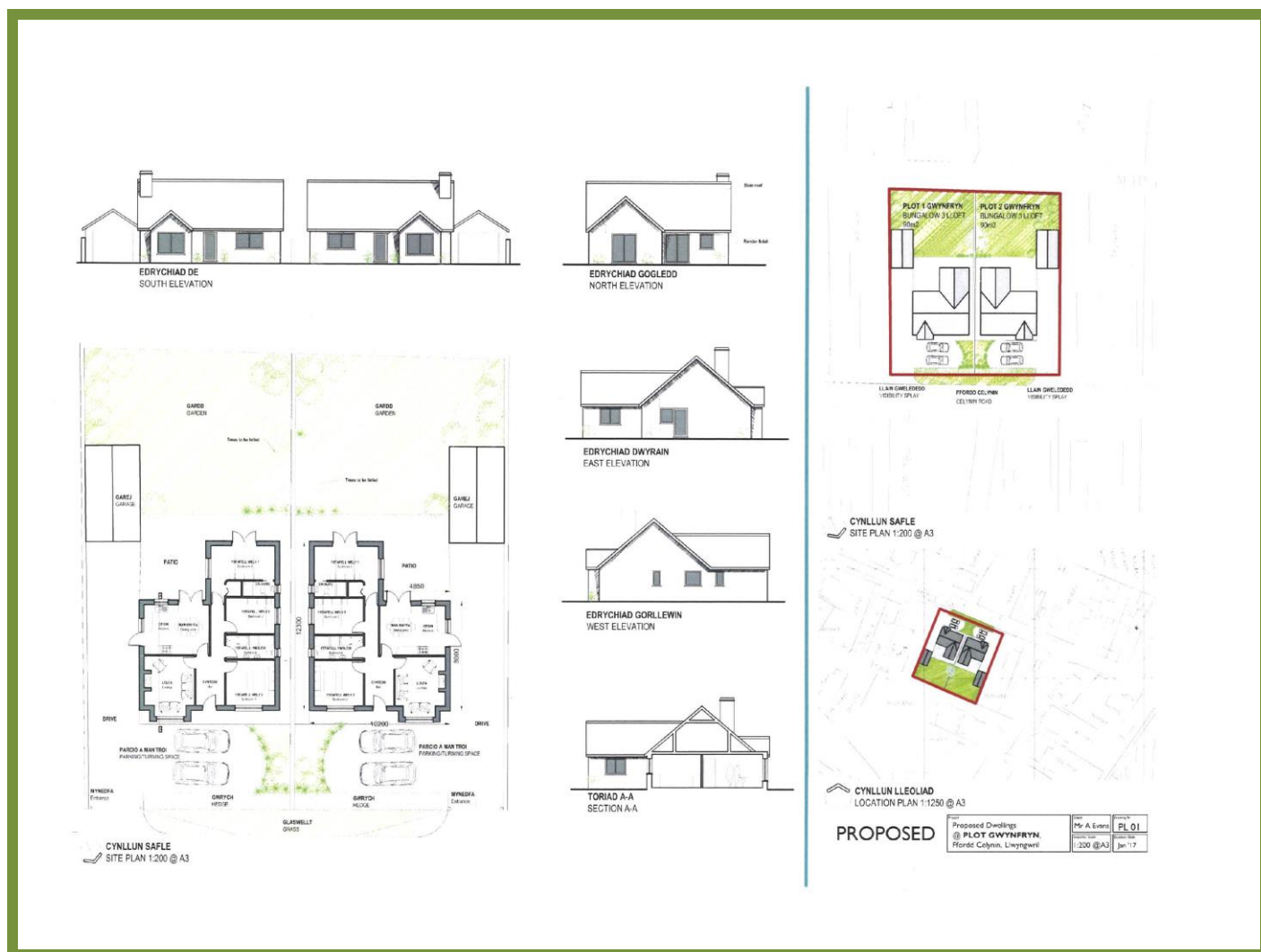
Bridge Street
DOLGELLAU (01341) 422278

E-Mail: dolgellau@walterlloydjones.co.uk

Web Site: www.walterlloydjones.co.uk

Offers in the region of £49,950

Building Plots Nr Gwynfryn, Llwyngwril, LL37 2JD



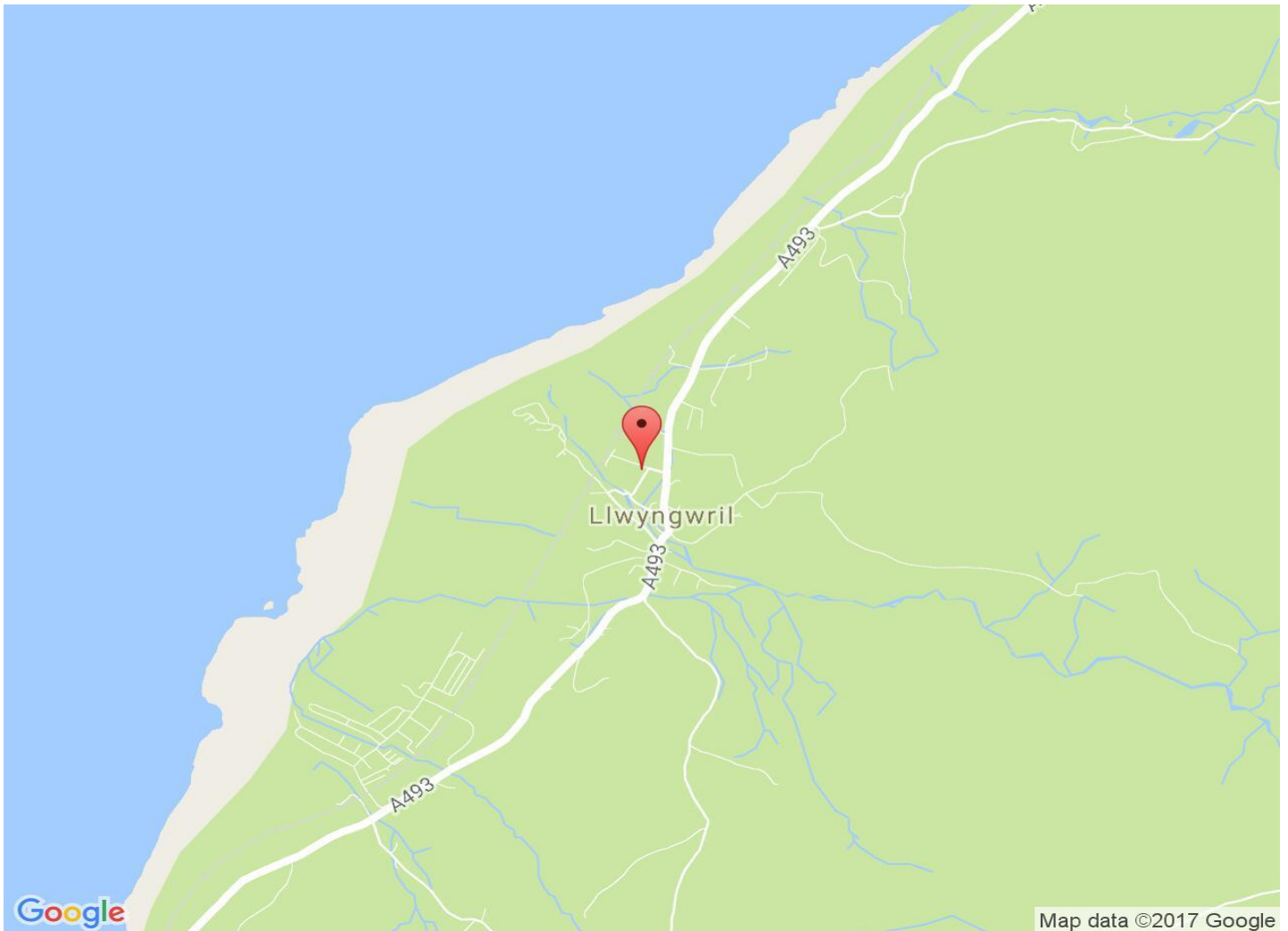
- Building Plots
- Located near centre of Village
- Outline Planning Permission
- Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms (1 en-suite)
- Family Bathroom
- Detached Garage
- Off Road Parking

These plots are located towards the centre of the village of Llwyngwril and outline planning permission has been granted for the erection of two detached three bedroomed bungalows both with 1 en-suite bedroom, sitting room, kitchen/dining room and family bathroom, with detached garage, off road parking and reasonable rear garden area.

Application has been made for 'full planning permission' as per the attached plans and these details will be amended should this application be successful.

The planning permission has been approved subject to a Section 106 Planning Act clause. (i.e. the purchaser has to have lived or worked within 30 miles of the site for the past 3 years). See Snowdonia National Park Authority Ref: NP5/69/352A.

Location



WALTER LLOYD JONES & CO LTD

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NOTE: The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

LOCAL AUTHORITY: Gwynedd council, Cae Penarlwg, Dolgellau. Tel: 01766 771000 **Council Tax Band:**

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

