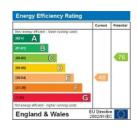


## THE FORMER PET SHOP 39 HIGH STREET TYWYN LL36 9AD

PRICE GUIDE £199,750 FREEHOLD



VAT No: 236 0365 26



Centrally located shop and flat above 3 bedrooms, large kitchen/diner, lounge Rear garden and parking In need of internal refurbishment

Centrally located retail premises with generous living accommodation above. Recently re roofed. Offering shop, rear office and store room, breakfast room and former kitchen on the ground floor. Large kitchen/diner, lounge, bathroom, separate we and bedroom on 1st floor with 2 further bedrooms above. To the rear is potential for a good sized South West facing garden and off road parking. The property is in need of internal refurbishment.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises;

Wooden single glazed frontage with bay windows to;

**RETAIL SHOP** 18' x 11'5

Step up to;

**OFFICE** 11'5 x 7'8

Upvc door to rear.

**STOREROOM** 10'6 x 7'9

Upvc window to rear.

Door to entrance hallway to living accommodation, electric fuse

board located here, staircase, under stairs cupboard.

BREAKFAST ROOM 13'9 x 9'9

2 wood single glazed windows to side.

LEAN TO KITCHEN 10' x 8'

Wood single glazed window and door to side, window to rear.

Stairs to 1st floor landing, under stairs cupboard.

**BATHROOM** 9'9 x 9'7

Wood single glazed window to rear, bath, wash basin, airing cupboard housing hot water cylinder.

**SEPARATE WC** 

Single glazed wood window to side, wc.

KITCHEN/DINER 16`5 x 11`

Upvc window to rear, stainless steel sink and drainer.

**LOUNGE** 14'4 x 13'2

Upvc bay window to front.

**BEDROOM 1** 9'8 x 8'7 Wood single glazed window to front.

Stairs to 2nd floor landing, velux window to rear.

**BEDROOM 2** 13'3 x 13'2

Upvc window to front.

**BEDROOM 3** 9'7 x 8'5

Velux to front.

**OUTSIDE REAR** 

South West facing garden area and off road parking.

**TENURE** The property is freehold

**ASSESSMENTS** Band?

**SERVICES** Mains water, electricity and main

drainage are connected.

**AGENTS NOTE**; Further pictures to follow.

**VIEWING** 

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

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.





















