

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			76
D (55-68)			
E (39-54)		48	
F (31-38)			
G (1-30)			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

**PRICE GUIDE £199,750 FREEHOLD**



**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 wc and bedroom on 1<sup>st</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> 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.



