

**6 IDRIS VILLAS
TYWYN
LL36 9AW**

OIRO £145,000 Freehold

Energy Efficiency Rating		Current	Potential
2010	A		
2015	B		
2020	C		
2025	D		
2030	E		
2035	F		
2040	G		

England & Wales



**3 bedroom mid terrace townhouse retaining many original features.
Situated close to all amenities
Garden at rear
In need of some modernisation
With open countryside and mountain views to front aspect**

This mid terrace Edwardian townhouse is situated just off the centre of Tywyn close to all amenities. Comprising lounge, dining room, breakfast room and kitchen on the ground floor, bathroom plus separate w c and 2 double bedrooms on the 1st floor and a further attic bedroom. At the rear beyond the vehicular access is a garden laid to lawn, where one could possibly create parking for a vehicle. The property would benefit from some modernisation but has upvc double glazed windows and gas central heating. Of note, to the front elevation of the property there are unobstructed views across open fields of the Dysynni valley and Cader Idris in the distance.

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:-

Upvc half glazed door and window to porch with quarry tiled floor, half glazed door to:

HALLWAY

Dado and picture rail.

LOUNGE

12'7x 12'2 not inc bay.

Bay window to front with spectacular open views of the Dysynni Valley, wood and tiled fire surround with gas fire, dado and picture rail.

DINING ROOM

12'5 x 10'

Window to rear, laminate floor, built in cupboard, under stairs cupboard, dado and picture rail.

KITCHEN/DINER

18'6 x 8'2

2 windows and door to rear courtyard, laminate floor, base and wall units, laminate work top, stainless steel sink and drainer, gas cooker point, Ideal Logic boiler located here, consumer unit and meter located here.

Off entrance hallway staircase to 1st floor half landing with skylight to rear.

BATHROOM

8'3 x 7'8

Window to rear, built in airing cupboard, w c, bath with electric shower over and curtain, wsh basin, part tiled walls, loft access.

SEPARATE W C

Window to side, w c, wash basin.

Stairs to 1st floor landing.

BEDROOM 1

11'5 x 9'7

Window to rear, original cast iron fireplace, picture rail.

BEDROOM 2

16' x 11'3 max

2 Windows to front again benefitting from open countryside views of the Dysynni valley with Cader Idris in the distance, original cast iron fireplace, picture rail.

Stairs to

ATTIC BEDROOM 3

15'8 x 11'8

Velux to front and rear, original cast iron fireplace.

OUTSIDE FRONT

Wrought iron gate and railings, small garden area.

OUTSIDE REAR

Gated and fully enclosed courtyard, vehicular access, rear garden independent of the rear courtyard and separated only by a narrow vehicular access, laid to lawn with the potential to possibly create parking in the front area.

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, gas and main drainage are connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654-71050 email 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.

6 Idris Villas Tywyn, Gwynedd, LL36 9AW

Approximate Gross Internal Area
114.5 sq m / 1227 sq ft

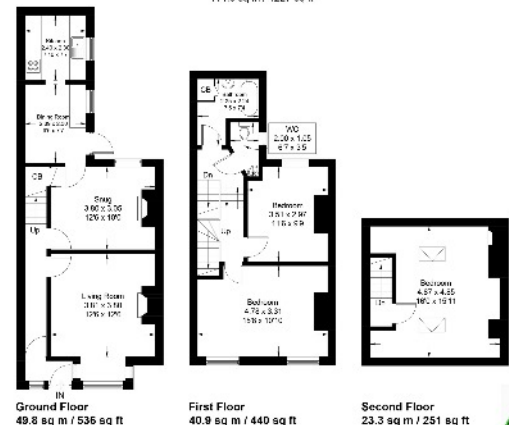


Illustration for general information purposes only,
measurements are approximate, not to scale.



