

**16 PLAS EDWARDS
TYWYN
LL36 0AS**

PRICE GUIDE £285,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



**Well presented 3 bedroom detached bungalow
Situating on this estate of individually designed and built properties
Enclosed rear garden, parking and garage.**

Spacious detached bungalow situated on this estate of individually designed and built properties, just off the promenade and within a short walk to all amenities. Comprising entrance hallway leading to lounge, 3 bedrooms, bathroom, kitchen and utility. With open plan front garden, off road parking, garage and fully enclosed rear garden. With upvc double glazed windows and doors and gas central heating (boiler installed February 2023)

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 storm porch, electric consumer unit and meter located here, glazed door to;

LOBBY

Laminate floor, glazed door to;

HALL

Laminate floor, built in double cupboard housing hot water cylinder and slatted shelving, central heating thermostat, access to loft with pull down ladder.

LOUNGE

17' x 10'9

Window to side, sliding door to rear, gas flame effect fire, laminate floor, tv and telephone point.

KITCHEN

10'9 x 8'8

Window to front, white contemporary units, laminate work top, eye level double oven and grill, gas hob with extractor over and glass splash back, integral dishwasher and larder fridge freezer, stainless steel sink and drainer, part tiles walls, laminate floor, glazed door to;

UTILITY

10'8 x 5'9

Window to side, glazed door to rear, white contemporary units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, vinyl floor.

BEDROOM 1

11' x 9'9

Window to rear.

BEDROOM 2

10'9 x 9'9

Window to front, triple built in cupboards with shelving and hanging space, telephone and tv point.

BEDROOM 3

8'9 x ?

Window to rear.

BATHROOM

9' x 5'8

Window to front, vanity wash basin, w c, bath with shower head handset, tiled shower cubicle with electric shower, part tiled walls, laminate floor, extractor light.

GARAGE

28' x 8'3

Newly installed (2023) up and over door, wood door and window to side, gas meter located here, Worcester boiler (installed February 2023).

OUTSIDE FRONT

Open plan lawn, tarmac parking, gated access to rear.

OUTSIDE REAR

Fully enclosed, laid to lawn, paved patio area, Summerhouse and shed, mature shrubs, external power point, tap?

TENURE

The property is freehold

ASSESSMENTS

Band D

SERVICES

Mains water (metered), electricity, gas and main drainage are connected.

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.





