


**8 Ffordd Cadfan
 TYWYN
 LL36 9EF**

NEW PRICE £299,000 Freehold

Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
<small>Not energy efficient - higher running costs</small>		55	77
England & Wales		EU Directive 2002/91/EC	



Spacious 3-4 bedroom detached house
Situated in a quiet corner plot close to all amenities
Off road parking, 34' garage with new roof (2023), wraparound garden
Gas centrally heated, upvc double glazed
In need of some modernisation

Spacious detached 3-4 bedroom house situated in a quiet corner plot location within easy walking distance to high street shops and beach. With generous wraparound garden laid to lawn at the front, enclosed side and rear including former vegetable patch, paved rear and access to 34 foot garage with new roof (2023). The property comprises entrance hallway leading to large lounge, dining room, kitchen, utility/wet room, conservatory, 1-2 double bedrooms and newly refurbished bathroom on the ground floor. With a further 2 double bedrooms upstairs plus shower room. Upvc double glazed with gas central heating. The property is in need of some modernisation.

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 accommodation comprises glazed front door to;

PORCH

Tiled floor, glazed door to;

ENTRANCE HALL

Laminate floor, telephone point, built-in double cupboard with overhead storage, staircase.

LOUNGE 17'3 x 14'6

Large bay window to front, composite fireplace with gas flame effect fire, t v point.

STUDY (former bedroom) 13'3 x 13'3

Large bay window to front, t v point.

DINING ROOM 13'8 x 13'6

Window to side, gas point, hatch to kitchen.

BEDROOM 1 11'8 x 11'8

Window to side, t v point, distant views of the Broad Water.

BATHROOM 7'7 x 5'4

Frosted window to side, white suite comprising bath, vanity wash basin, w.c, chrome heated towel rail, laminate floor.

KITCHEN 15'5 x 10'6 not inc entrance hall

Window to rear, fitted units with laminate work-top, part tiled walls, stainless steel sink with double drainer, plumbed for dishwasher, gas hob, eye level oven, under stairs cupboard housing hot water cylinder, half glazed door to;

SIDE PORCH

Tiled floor, glazed door to side, wood, belt and brace door to rear..

Off kitchen door to;

UTILITY 14'2 x 14' inc wet room

Wood window to side and rear, tiled floor, stainless steel sink and drainer, plumbed for washing machine, Worcester boiler and consumer unit located here.

SEPARATE WET ROOM

Wood window to rear, tiled floor and walls, w c, wash basin, electric shower.

Half glazed door to;

CONSERVATORY 13'9 x 11'3

Windows on 3 elevations, brick base, doors to rear, poly carbonate roof, tiled floor.

Off hallway, stairs to:

FIRST FLOOR LANDING

Window to rear, access to loft.

SHOWER ROOM 8'6 x 4'6

Window to front, vanity wash basin, w c, corner shower cubicle with electric shower, tiled walls.

BEDROOM 3 13'4 x 10' not inc cupboards.

Window to side, 2 under eaves storage cupboards running the full length of the bedroom.

BEDROOM 4 13'7 x 11'3 not inc cupboards.

Window to side, 2 under eaves storage cupboards running the full length of the bedroom.

OUTSIDE FRONT

Walled and gated boundary, laid to lawn with mature shrubs, tarmac driveway for several vehicles, access to garage, gated access to side and rear garden.

REAR

Former vegetable beds, greenhouse, shed, mature fruit trees, hedging and shrubs, paved patio, access to garage.

GARAGE 34'8' x 11'7

Up and over door, 4 metal windows and door to side, new flat roof (2023) gas meter located here.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX Band F

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500.

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.

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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



