

**GWYNANT  
MAES YR HELI  
TYWYN  
LL36 0AW**

**OIRO £380,000 freehold**

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-101	A		
81-91	B		
69-80	C	77	84
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**4-5 bedroom spacious detached bungalow  
close to the beach and all amenities.  
Tarmac parking for several vehicles plus garage  
Upvc double glazed, gas central heating, PV and solar panels**

**NO ONWARD CHAIN.**

This spacious detached bungalow is ideally located close to the beach and all amenities. Comprising entrance hallway leading to open plan lounge/kitchen, dining room, conservatory, 3 ground floor bedrooms, bathroom, utility and garage on the ground floor and 2 bedrooms and a further bathroom on the 1<sup>st</sup> floor. With tarmac parking for several vehicles, south west facing lawn, paved rear, 2 greenhouses and a shed. The property has the benefit of photovoltaic cells and a solar panel on the roof.

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.

Upvc double glazed with gas central heating the accommodation comprises half glazed door and side panels to;

### **PORCH**

Quarry tiled floor, window to side, glazed door to;

### **L SHAPED HALL**

Built in cupboard housing pressurized hot water cylinder and Eden Vex 18 boiler.

### **LOUNGE** 15'9 x 12'3

Window to front, laminate floor, gas fire, telephone and tv point, arch to;

### **KITCHEN** 13' x 11'9

Window to rear and side, maple effect units, laminate work top, tiled floor, eye level built in double oven and grill, ceramic hob with extractor over, stainless steel sink and drainer, integral dishwasher and fridge, glazed door to;

### **HALL**

Half glazed door to front and rear, gas and electric meter and consumer unit located here, tiled floor.

### **UTILITY** 8'4 x 7'9

Window to side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, tiled floor, part tiled walls.

### **INTEGRAL GARAGE** 20' x 8'

Up and over door to front, window to rear.

Off L shaped entrance hallway to;

### **DINING ROOM** 11' x 9'9

Sliding doors to;

### **CONSERVATORY** 13' x 8'5

Windows on 3 elevations, door to side, poly carbonate roof, tiled floor, power points and radiator.

### **BEDROOM 1** 10'4 x 10'

Window to front, built in wardrobe, telephone and tv point.

### **BEDROOM 2** 10'5 x 10'

Window to rear, built in wardrobe.

### **BEDROOM 3** 10'6 x 10'

Window to front.

### **BATHROOM** 9'8 x 5'2

Window to rear, tiled floor, part tiled walls, heated towel rail and radiator, w c, bidet, vanity wash basin, hip bath with shower over.

Stairs to

### **1ST FLOOR LANDING**

Velux window to front and rear, access to 2 x boarded under eaves storage.

### **BEDROOM 4** 13' x 12'inc mirrored cupboards, window to side, telephone point.

### **EN-SUITE CLOAKROOM**

W c and wash basin.

### **BATHROOM** 10'5 x 8'2

Window to front, access to boarded under eaves storage, laminate floor, part tiled walls, bath, corner shower cubicle, wash basin, heated towel rail and radiator.

### **BEDROOM 5** 12'11 x 10'5

Window to side with distant sea views.

### **OUTSIDE FRONT**

Tarmac parking for several vehicles, elevated lawn, mature shrubs, 2 x external power points and electric charger points(?) Paved rear, 2 greenhouses, shed.

### **TENURE** The property is freehold

### **ASSESSMENTS** Band E

### **SERVICES** Mains water, gas, electricity 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](mailto: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.









**Gwynant, Maes yr Heli, Tywyn, Gwynedd, LL36 0AW**  
 Approximate Gross Internal Area (including Garage) (Excluding Eaves)  
 199.0 sq m / 2163.4 sq ft



**Ground Floor (including Garage)**  
 141.6 sq m / 1524 sq ft



**First Floor (Excluding Eaves)**  
 47.4 sq m / 510 sq ft

Illustration is for information purposes only,  
 measurements to outside face of walls.

