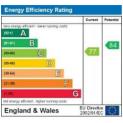


01654 710500 www.welshpropertyservices.com info@welshpropertyservices.com

GWYNANT MAES YR HELI TYWYN LL36 0AW







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.

Company Registration Number: 10048640 (Wales) J & J Property Services (Wales) Limited 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 1st 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

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.

8`4 x 79

UTILITY

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;

11` x 9`9 DINING ROOM

Sliding doors to;

CONSERVATORY

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

13' x 8'5

10`4 x 10` **BEDROOM 1** Window to front, built in wardrobe, telephone and t v point.

10`5 x 10` **BEDROOM 2** Window to rear, built in wardrobe.

BEDROOM 3

Window to front.

BATHROOM

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

boards, window to side, telephone point.

EN-SUITE CLOAKROOM W c and wash basin.

10`5 x 8`2 **BATHROOM** 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.

12`11 x 10`5

BEDROOM 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.

<u>VIE</u>WING

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.

10`6 x 10`

9°8 x 5°2

13' x 12'inc mirrored cup-























Gwynant, Maes yr Heli, Tywyn, Gwynedd, LL36 0AW Approximete Gross Internal Alas (including Garage / Excluding Garas) 199.0 ag in / 2004 ag ft



First Floor (Excluding Baves) 47.4 sq m / 510 sq ft











Hustration for identification purposes only, measurements are approximate, not to starte.