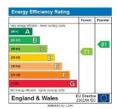


2 GARREG LWYD TYWYN LL36 9HE

Price £350,000 Freehold



VAT No: 236 0365 26



Well presented spacious 2 bedroom detached bungalow Situated on the edge of Tywyn in an exclusive estate Close to all amenities Double garage Upvc double glazed with gas central heating

This well presented detaached bungalow is situated on the exclusive estate of Garreg Lwyd. Located on the edge of Tywyn and a short distance to all amenities. Comprising entrance hallway leading to a large open plan kitchen / diner and sun room, utility with cloakroom, lounge, 2 en-suite double bedrooms and integral double garage. With distant sea views from all rear facing windows. Enclosed rear garden with also with distant sea views, open front with tarmac parking for several vehicles. Gas centrally heated with upvc double glazing.

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 glazed door and side panels to entrance porch with tiled fllor, glazed door to;

HALLWAY

Telephone point, access to loft, built in airing cupboard with presurized hot water cylinder and slatted shelving, glazed door to;

OPEN PLAN KITCHEN / DINER 18'6 x 15'5

3 windows on 2 elevations, wood effect units, laminate work top plus breakfast bar, stainless steel sink and drainer, integral fridge, and dishwasher, space for inset electric cooker, part tiled walls, tv point, tiled floor to kitchen area, French doors to;

SUN ROOM 14'1 x 7'4

Windows on 2 elevations, French doors to rear, laminate floor, built in cupboard with shelving over.

Off entrance hallway;

LOUNGE 15'5 x 13'2

Bay window to rear, gas flame effect fire in wood surround, tv and telephone point.

BEDROOM 1 16' x 10'9

Window to rear, a range of fitted wardrobes and cupboards.

EN-SUITE

Window to side, tiled walls, vinyl floor tiles, vanity wash basin, led mirror over with de mister, w c, tiled shower cubicle with glass screen, heated towel rail, extractor.

BEDROOM 2 11'8 x 9'1

Window to front.

EN-SUITE

Window to front, tiled walls, wash basin, w c, tiled cubicle with glass doors, extractor.

Off kitchen access to;

UTILITY

Half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, door to;

CLOAKROOM

Window to side, wash basin, w c, part tiled walls.

INTEGRAL GARAGE

17`11 x 16`5

Window to front, electric up and over door, access to loft area with pull down ladder, Worcester boiler and consumer unit.

OUTSIDE FRONT

Tarmac parking for several vehicles, gated access either side, laid to lawn.

OUTSIDE REAR

Fully enclosed, laid to lawn, paved patio, shed, mature shrubs and hedge.

COUNCIL TAX Band F

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

<u>VIEWING</u> 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.

2 Garreg Lwyd, Tywyn, Gwynedd, LL36 9HE Approximate Gross Internal Area (Including Garage) 144.2 sq m / 1552 sq ft

Sun Room
4.30 x 2 23
141 x 74
132 x 100

Rodroom 1
4.87 x 3.28
180 x 100

Italiany
Bedroom 2
3.58 x 2.78
118 x 91

Ubility
Room

Garage
5.46 x 5.00
1711 x 1615































