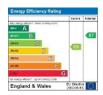


01654 710500 www.welshpropertyservices.com info@welshpropertyservices.com

32 PLAS EDWARDS TYWYN LL36 0AS



PRICE GUIDE £225,000 FREEHOLD



2 bedroom detached bungalow Situated on this estate of individually designed and built properties Enclosed rear garden, parking and garage.

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

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 / diner and conservatory, kitchen, shower room and 2 double bedrooms. With open plan front garden, off road parking for 3 vehicles integral single garage and fully enclosed rear garden. With upvc wood effect double glazed windows and doors and gas central heating.

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;

L SHAPED HALLWAY

Built in storage cupboard, access to boarded loft with pull down ladder.

LOUNGE

Bay window to front, sliding door to rear, gas flame effect fire, tv and telephone point.

CONSERVATORY

Lantern roof, windows on 3 elevations, glazed door to side, vinyl floor, radiator, tv point.

KITCHEN

12`3 x `10`9

25` x 11`2 max

9`7 x 9`

Window and glazed door to rear, wood effect units, laminate work top, stainless steel sink and drainer, gas cooker point, part tiled walls, vinyl floor, tv point.

SHOWER ROOM

7`8 x 7`4 inc airing cupboard housing hot water cylinder and slatted shelving, window to front, w c, wash basin, large shower cubicle with concertina doors, heated towel rail, tiled walls, vinyl floor.

BEDROOM 1

in wardrobes, window to rear.

10`9 x 10`7 into built

11² x 10^{into built in}

BEDROOM 2

wardrobes, window to front.

OUTSIDE FRONT

Open plan lawn, block paved parking for 2-3 cars, gated access to rear, access to garage.

OUTSIDE REAR

Fully enclosed, laid to lawn, paved patio area, mature shrubs, tap, access to rear of garage.

GARAGE

23`4 x 8`

Electric roller door, window and half glazed door to rear, Worcester boiler and electric consumer unit and gas meter located here, 2nd access to loft.

TENURE The property is freehold

Band D ASSESSMENTS

SERVICES drainage are connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertyservices.com

Mains water, electricity, gas and main

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.

