

**32 PLAS EDWARDS  
TYWYN  
LL36 0AS**

**PRICE GUIDE £225,000 FREEHOLD**

Energy Efficiency Rating	
Current	Potential
A	B7
B	B6
C	B5
D	B4
E	B3
F	B2
G	B1

No energy related SAP penalty code

England & Wales



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

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** 25' x 11'2 max

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

**CONSERVATORY** 9'7 x 9'

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

**KITCHEN** 12'3 x 10'9

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** 10'9 x 10'7 into built

in wardrobes, window to rear.

**BEDROOM 2** 11'2 x 10' into built in

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, 2<sup>nd</sup> access to loft.

**TENURE** The property is freehold

**ASSESSMENTS** Band D

**SERVICES** Mains water, electricity, gas 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

**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.









