

**32 PLAS EDWARDS
 TYWYN
 LL36 0AS**

PRICE GUIDE £218,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
Energy Efficiency	A	B7	B7
Energy Cost	C	B5	B5
CO ₂ Emissions	D	B3	B3
Water Efficiency	F	F	F
Overall Rating	G	G	G

No energy related SAP penalty costs

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 hall-way 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, 2nd 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.

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