

**GOLWYG Y MOR
TYWYN
LL36 9HG**

Price guide £310,000 Freehold

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		73
49-54	E		
41-48	F		
35-40	G		

England & Wales



**Spacious 2-3 bedroom detached bungalow
Situating on Brynhyfryd Road
Upvc double glazed with gas central heating
Within easy walking distance to all amenities
Enclosed mature gardens and distant sea views
Non standard construction**

This well maintained detached bungalow is situated on Brynhyfryd Road within a short walking distance to all amenities. Comprising entrance via the former garage now utility which leads to the kitchen, lounge, dining room (or bedroom 3), sun room, 2 double bedrooms - master with en suite and shower room. All rear windows have distant views of the sea and the gardens are a lovely feature with very mature planting. Enclosed front garden with block paved and part tarmac driveway for several vehicles, path to rear also fully enclosed laid to lawn with mature shrubs and trees. Gas centrally heated with upvc double glazing. The property would benefit from some modernising and is built of non standard construction.

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 half glazed door to;

UTILITY 16' x 12'7
Windows on 3 elevations, skylight, half glazed door to rear, tiled floor, plumbed for washing machine, built in cupboard, glazed door to;

KITCHEN 11'7 x 10'7
2 windows to front, internal window to lounge, painted units, quartz work top, stainless steel sink and drainer, gas cooker point, plumbed for slimline dishwasher, part tiled walls, built in cupboard housing combi boiler, tiled floor, glazed door to lounge and hallway.

L SHAPED HALLWAY
2 built in cupboards housing consumer unit and electric meter and slatted shelving.

SHOWER ROOM 9'5 x 5'4
Window to front, tiled floor and walls, w c, wash basin, large shower cubicle with panelled walls.

DINING ROOM (BED 3) 13'3 x 8'6
2 windows to front.

LOUNGE 20'7 x 11'8
Bay window to rear, window to side, gas flame effect fire, tv and telephone point.

SUN ROOM 9'8 x 7'
Windows on 3 elevations, tiled floor.

BEDROOM 1 17'4 x 11'8
2 windows to rear.

EN-SUITE
Window to side, tiled walls and floor, wash basin, w c, shower cubicle with electric shower, extractor.

BEDROOM 2 11'8 x 10'2
Window to front.

OUTSIDE FRONT
Gated entrance to block paved and part tarmac driveway for several vehicles, mature planting and hedges, path to rear.

OUTSIDE REAR
Fully enclosed, laid to lawn, paved patio, mature shrubs, hedges and trees.

COUNCIL TAX 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 01654-71050 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.





