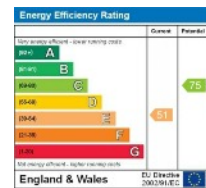


**2 CORBETT SQUARE  
TYWYN  
LL36 9DG**

**PRICE £175,000 FREEHOLD**



**Immaculately presented 5 bedroom mid terrace townhouse with gas central heating, upvc double glazing, 2 bathrooms, utility, rear yard with small workshop and rear pedestrian access.**

2 Corbett Square is an extremely well presented townhouse situated in the old part of Tywyn directly opposite St Cadfan's Church. Built in approximately 1871 this townhouse was formerly a shop when this part of Tywyn was the original centre of the town. Comprising a generous lounge, kitchen diner and shower room on the ground floor, with 3 double bedrooms and bathroom on the 1<sup>st</sup> floor and a further 2 double bedrooms on the top floor. With useful rear yard and small workshop / storage plus rear pedestrian access. 2 Corbett Square presents a good opportunity to purchase a well maintained 5 bedroom property within easy access of all amenities.

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 ½ glazed upvc door to:

#### **ENTRANCE HALLWAY**

Built-in cupboard housing electric meter consumer unit, stop cock and gas meter also located here.

#### **LOUNGE / DINING ROOM** 16'9 x 17'7 max

Picture window to front with deep window sill, t v point and, telephone point, large recessed area.

#### **INNER HALL**

Glazed door and window with obscured glass to rear yard, tiled floor.

#### **SHOWER ROOM**

W c, vanity wash basin, shower cubicle, part tiled walls, under stairs storage area, extractor, tiled floor.

#### **KITCHEN** 11'3 x 10'8

Window to side, tiled floor, white base and wall units, laminate work-top, composite 1.5 sink and drainer, plumbed for washing machine, Worcester combi boiler located here, t v point.

Off inner hall stairs to:

#### **1ST FLOOR SPLIT LANDING**

Built-in under stairs storage, velux window, 2 access doors to an L shaped boarded storage area.

#### **BATHROOM**

Window to side with obscured glass, panelled walls, vanity wash basin, w c, bath, shaver light point, built-in cupboard with shelving, vinyl floor.

#### **BEDROOM 1** 18' x 9'

Window to front and rear, t v point.

#### **BEDROOM 2** 13'6 x 10'

Window to side.

#### **BEDROOM 3** 9'4 x 7'11

Window to front.

Off 1<sup>st</sup> floor landing stairs to:

#### **2ND FLOOR LANDING**

Velux window, built-in cupboard with slatted shelving, access to insulated loft.

#### **BEDROOM 4** 9'6 x 8'6

Window to front.

#### **BEDROOM 5** 16'2 x 8'

Window to front, velux window to rear.

#### **OUTSIDE REAR**

Private yard with rear pedestrian access, outside tap and lighting.

#### **WORKSHOP**

Shelved with power and lighting, base unit with stainless steel sink and drainer.

#### **ASSESSMENTS** Band C

#### **TENURE**

The property is Freehold.

#### **SERVICES**

Mains water, gas, electricity 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](mailto:Info@welshpropertyservices.com)

#### **MONEY LAUNDERING REGULATIONS**

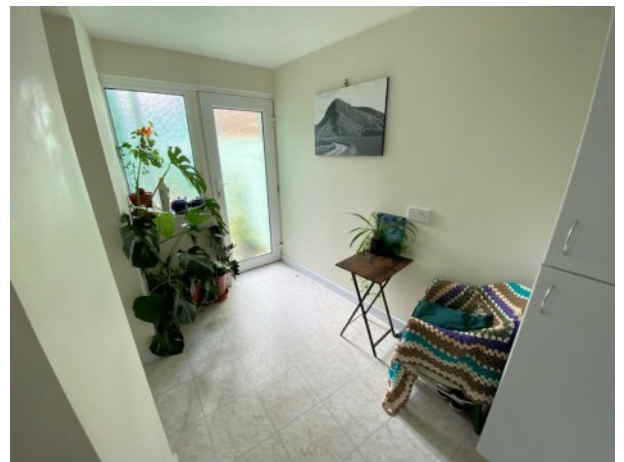
You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

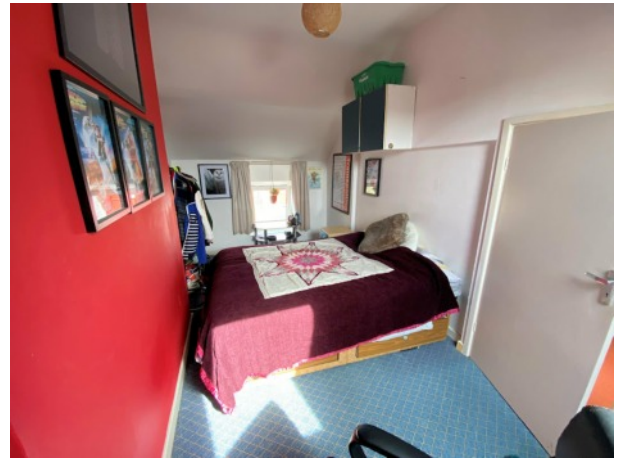
#### **DISCLAIMER**

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**

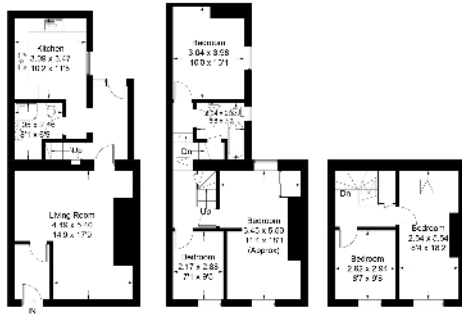
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.





**2 Corbett Square Tywyn, Gwynedd, LL36 9DF**

Accepted for the Council Tax Banding Review  
107.0 sq m / 1147 sq ft



Ground Floor  
54.1 sq m / 582 sq ft

First Floor  
51.3 sq m / 552 sq ft

Second Floor  
29.1 sq m / 313 sq ft

Subject to the satisfaction of the Council Tax Banding Review only.  
Information is for guidance only and is not to be relied upon.

