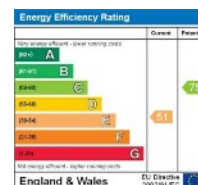


**2 CORBETT SQUARE
 TYWYN
 LL36 9DG**

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 1st 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 1st 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

MONEY LAUNDERING REGULATIONS

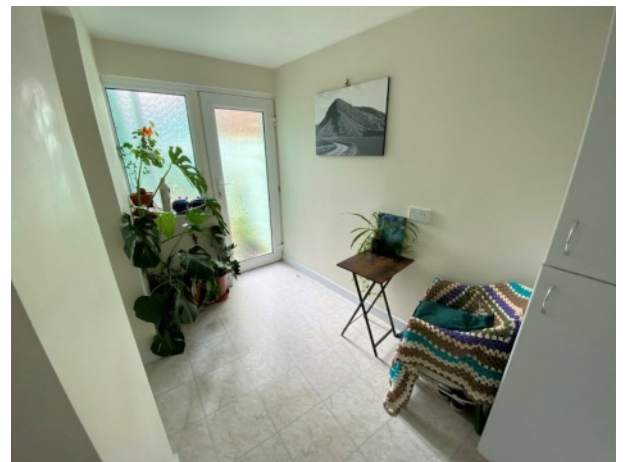
"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."

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

Approximate Corner Entrance Area
101' x 56' m / 1447 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

Based on the distribution system only
Measurements to the nearest millimetre and to the nearest

