

**17 ATHELSTAN ROAD  
 TYWYN  
 LL36 9AN**

**Offers in region of £160,000 Freehold**

Energy Efficiency Rating		Current	Potential
44-47	A		
47-49	B		
49-52	C		
52-55	D		
55-58	E		
58-62	F		
62-65	G		

England & Wales



**Mid terrace double cottage  
 Within short walking distance to all amenities  
 Gas centrally heated with wood effect upvc double glazing  
 Generous rear garden  
 In need of modernisation**

This mid terrace double cottage is situated in a quiet road off the centre of town and within easy walking distance to all amenities. Formerly 2 cottages the property comprises entrance lobby leading to lounge, good sized kitchen, dining room and 2<sup>nd</sup> lounge on the ground floor, with 3 bedrooms and bathroom on the 1<sup>st</sup> floor. Gas centrally heated with upvc wood effect windows. The rear garden is mainly laid to lawn with paved area and 2 block built workshops at the rear with power. The property would benefit from modernisation and some reconfiguring.

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 Tal y Llyn Railway is literally on the doorstep. The mainline railway is on the beautiful Cambrian coastline and a direct link to Birmingham.

The accommodation comprises half glazed wood door to lobby with tiled floor, half glazed door to:

**LOUNGE** 17'9 x 10'6  
Window to front, built in cupboard housing electric meter and consumer unit, under stairs cupboard, wood fire surround with gas flame effect fire, door to;

**KITCHEN** 13'9 x 11'5  
Half glazed door and window to rear, window to side, pine base and wall units, laminate work top, stainless steel sink and drainer, gas cooker point, plumbed for washing machine, part tiled walls, tiled floor, Worcester boiler located here, glazed door to;

**DINING ROOM** 11'5 x 7'7  
Window and half glazed door rear, door to hallway and 2<sup>nd</sup> front door, glazed door to;

**2ND LOUNGE** 15'8 x 8'3  
Window to front.

Off main lounge, stairs to;

**1ST FLOOR LANDING**  
Window to rear, access to loft, overhead storage cupboard, walk in cupboard.

**BEDROOM 1** 10'5 x 8'1  
2 windows to front, laminate floor, built in cupboard.

**BEDROOM 2** 9'1 x 7'6  
Window to rear, laminate floor.

**BEDROOM 3** 10'6 x 8'1  
2 Windows to front, built in cupboard, laminate floor.

**BATHROOM** 87'6 x 7'6  
Window to rear, built in airing cupboard with slatted shelving, bath with electric shower over and glass screen, w c, wash basin, tiled walls, vinyl floor, walk in cupboard.

**OUTSIDE REAR**  
Laid to lawn, mature hedging, patio area, 2 block built workshops with power.

**TENURE** The property is freehold.

**ASSESSMENTS** Band B

**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**  
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.

17, Athelstan Road, Tywyn, Gwynedd, LL36 9AN  
Approximate Gross Internal Area  
98.9 sq m / 1045 sq ft

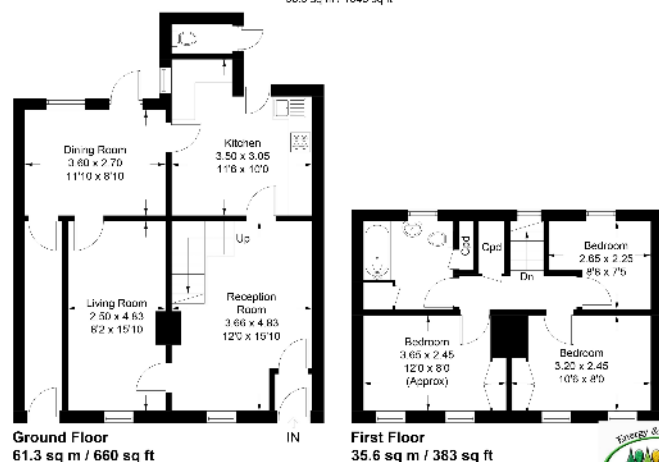


Illustration for identification purposes only, measurements are approximate, not to scale.





