

**17 ATHELSTAN ROAD
 TYWYN
 LL36 9AN**

Offers in region of £145,000 Freehold

Energy Efficiency Rating		Current	Potential
100%	A		
75%	B		
50%	C		
25%	D		
0%	E		
	F		
	G		
England & Wales		EU Directive 2002/91/EC	



**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 2nd lounge on the ground floor, with 3 bedrooms and bathroom on the 1st 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 Talylllyn 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 2nd 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 8'7'6 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@welshpropertieservices.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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