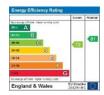


## 56 FAENOL ISAF TYWYN LL36 0DW

Guide price £385,000 Freehold



VAT No: 236 0365 26



Well presented 4-5 bedroom, 2 bathroom detached house situated on this exclusive estate

Close to all amenities including promenade and beach

Block paved driveway for several vehicles

Detached garage, low maintenance rear garden.

Built in 1993 for the present vendors.

This well presented detached house is ideally situated close to all amenities including the beach and promenade. Comprising spacious entrance hallway, lounge, separate diner, conservatory, kitchen, ground floor bedroom with Jack and Jill cloakroom plus utility on the ground floor, and a spacious landing with access to 3 bedrooms, bathroom, en suite shower and study on the 1st floor. Front garden laid to lawn with block paved driveway for several vehicles, access either side to rear and detached single garage. The rear garden is pleasantly planted and landscaped to enjoy al fresco eating with brick built bbq, large paved patio, small lawn, mature shrubs and hedging. The Worcester boiler was replaced in 2019 along with the upvc windows and doors.

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 part glazed door and side panels to;

## **SPACIOUS ENTRANCE HALLWAY**

Under stairs storage.

**LOUNGE** 18'9 x 10'8

Window to front, French doors to rear, gas flame effect fire with tiled hearth and wood surround, tv point, glazed double doors to:

**<u>DINING ROOM</u>** 11'4 x 9'3

French doors to conservatory, open to kitchen..

CONSERVATORY 11' x 9'9

Timber double glazed windows on 3 elevations, lantern roof, French doors to rear, tiled floor.

**KITCHEN** 11'3 x 8'7

Window to rear, base and wall units, tiled work top, enamel sink and drainer, integral dishwasher, integral fridge and freezer, gas hob, built in gas oven and electric grill, tiled floor.

<u>UTILITY</u> 8'5 x 6'5 inc

cloakroom. Half glazed door to side, plumbed for washing machine, Worcester boiler and consumer unit located here, laminate work top, vinyl floor, door to;

## JACK AND JILL CLOAKROOM

Vinyl floor, w c, compact wash basin, door to bedroom 1.

**GROUND FLOOR BEDROOM** 11'3 x 9'5

Window to front, built in wardrobes, door to cloakroom.

Off entrance hall, stairs to;

## 1st FLOOR GALLERY LANDING

Window to front, access to insulated loft with shelving either side of boarded walkway wand pull down ladder.

**BEDROOM 2** 11'3 x 11'1

Window to front, built in wardrobes.

**EN-SUITE** 11'3 x 4'7

Window to side, vinyl floor, corner shower cubicle, wash basin, w c, bidet, recessed shelved area, extractor light.

**BEDROOM 3** 11'3 x 8'7

Window to rear, built in cupboards.

BEDROOM 4 10'8 x 9'9 inc built in cup-

boards. Window to rear.

**BATHROOM** 8'7 x 8'2

Window to rear, wash basin, w c, bidet, corner bath with shower over and glass screen, vinyl floor, extractor light, part tiled walls.

**BEDROOM 5 / STUDY** 8'6 x 7'3

Window to front.

**OUTSIDE FRONT** 

Laid to lawn, flower border, block paved drive gated access either side of property to rear.

**OUTSIDE REAR** 

Mainly paved with small lawn, mature shrubs and hedging, tap and lighting.

**GARAGE** 18`7 x 10`7

Up and over door, half glazed door and window to side, power and lighting.

**TENURE** The property is freehold.

ASSESSMENTS Band F

**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 or 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.

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LASER TAPE CLAUSE

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