

**56 FAENOL ISAF
TYWYN
LL36 0DW**

Guide price £385,000 Freehold

Energy Efficiency Rating		Current	Potential
39-44	A		
31-38	B		
23-30	C		
15-22	D		
9-14	E		
4-8	F		
1-3	G		
No data available			
England & Wales			



**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 Talylyn 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:

DINING ROOM 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.

UTILITY 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 cupboards. 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.

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.



