

**21 PLAS EDWARDS  
TYWYN  
LL36 0AS**

**PRICE GUIDE £215,000 Freehold**

Energy Efficiency Rating		Current	Potential
2024	A		BG
2019	B		
2016	C		
2014	D		
2012	E		
2008	F		
2006	G		

England & Wales



**2 bedroom detached bungalow**  
**Situated on this estate of individually designed and built properties**  
**Enclosed rear garden**  
**Parking and garage**

This detached bungalow is situated on Plas Edwards, an estate of individually designed and built properties, just off the promenade and within a short walk to all amenities. Comprising entrance hallway leading to lounge, conservatory, kitchen/diner, shower room and 2 double bedrooms. With open plan front garden, off road parking for several vehicles integral garage and fully enclosed rear garden. With upvc double glazed windows and doors and gas central heating.

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 upvc part glazed door to lobby, consumer unit located here. Glazed door to;

### HALLWAY

2 built in storage cupboards, access to loft.

### LOUNGE

5.97 x 3.32

Window to side, sliding doors to rear, wood effect fireplace, t v point.

### CONSERVATORY

3.06 x 2.70

Poly-carbonate lantern roof, windows on 3 elevations, glazed door to side, tiled floor.

### KITCHEN

3.40 x 2.86

Window to front and side, wood effect units, laminate work top, stainless steel sink and drainer, built in oven, gas hob with extractor over, part tiled walls, tiled floor.

### SHOWER ROOM

2.15 x 2.12

Window to side, vanity wash basin and w c, large shower cubicle, tiled walls, vinyl floor, extractor light, heated towel rail.

### BEDROOM 1

4.25 x 3.35

Window to front, built in double wardrobe.

### BEDROOM 2

3.42 x 2.89

Window to rear, 2 built in single cupboards.

### OUTSIDE FRONT

Open plan lawn, tarmac parking for several cars, gated access to rear, access to garage.

### OUTSIDE REAR

Fully enclosed, laid to lawn, mature shrubs paved patio area, access to side area with small lawn and mature shrub, gate to front.

### GARAGE

5.18 x 3.44

Eup and over door, window and half glazed door to rear, Vaillant boiler located here, plumbed for washing machine.

### TENURE

The property is freehold

### ASSESSMENTS

Band D

### SERVICES

Mains water, electricity, gas 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.









