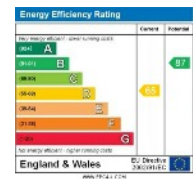


**29 PEN MORFA
TYWYN
LL36 9BL**

Price guide £125,000 Freehold



3 bedroom end terrace ex local authority house
Situated within easy walking distance to all amenities including primary and high schools
Gas centrally heated with new boiler (?)
In need of some modernisation

This spacious 3 bedroom end terrace property is ideally located close to the centre of Tywyn and all amenities. Comprising entrance hallway, cloakroom, lounge kitchen and dining room on the ground floor, 3 bedrooms and bathroom on the 1st floor. Upvc double glazed and gas centrally heated with a new Worcester boiler installed ? With open plan front garden laid to lawn and enclosed rear garden with patio area and lawn. This property would make an excellent investment for letting potential or 1st time buyers residence.

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 Tallyllyn 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;

ENTRANCE HALL

Half glazed door, built-in cupboard housing gas meter and consumer unit, under stairs storage.

CLOAKROOM

Window to front, w c, compact wash basin, vinyl floor.

LOUNGE 3.77 x 3.39

Window to front, tv point., Open to;

DINING AREA 3.07 x 2.59

Window to rear, door to;

KITCHEN 3.68 x 3.07

Window and half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, electric cooker point, laminate floor.

FIRST FLOOR LANDING

2 built-in cupboards with slatted shelving, Worcester combi boiler located here, access to loft.

BEDROOM 1 3.78 x 3.22

Window to front.

BEDROOM 2 3.31 x 3.21

Window to rear, laminate floor.

BEDROOM 3 2.48 x 2.38

Window to rear, laminate floor.

BATHROOM 2.47 x 1.66

Window to front, bath with shower head handset, w c, wash basin, vinyl floor, part tiled walls.

OUTSIDE FRONT

Open plan lawn, paved path.

REAR

Fully enclosed, laid to lawn, paved patio area, tap, gate to rear.

TENURE

The property is Freehold.

SERVICES Mains water, electricity, gas and main drainage are connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 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.

