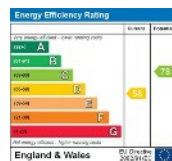


**27 IDRIS VILLAS
TYWYN
LL36 9AW**

Price guide £185,000 Freehold



4 bedroom mid terrace townhouse
Situated close to all amenities
With open countryside and mountain views to front aspect
Gas centrally heated with upvc double glazing

This well presented mid terrace Edwardian townhouse is situated just off the centre of Tywyn close to all amenities. Comprising lounge / dining room, kitchen and utility on the ground floor, bathroom plus separate w c and 2 double bedrooms on the 1st floor, and a further 2 double bedrooms on the top floor. At the rear beyond the vehicular access is a garden area and pre cast concrete garage. With upvc double glazed windows and gas central heating. All front facing windows of the property have unobstructed views across open fields of the Dysynni valley and Cadair Idris in the distance.

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, Dyfi Estuary and Cadair Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdyfi. Sailing and all water sports are very popular at both Aberdyfi and Tywyn plus sea and river fishing within easy distance.

The property comprises:-

Upvc half glazed door to porch, vinyl flooring, gas meter located here, half glazed door to:

HALLWAY

Half glazed door to;

LOUNGE / DINING ROOM 6.95 x 3.69 not inc bay window to front with spectacular open views of the Dysynni Valley, window to rear, multi fuel stove and reconstituted fireplace with open fire (not in use), door to;

KITCHEN

4.98 x 2.83

2 windows and fully glazed door to side, base and wall units, laminate worktop, stainless steel sink and drainer, plumbed for dishwasher, tiled floor, range style cooker, electric meter and consumer unit located here, under stairs cupboard, door to;

UTILITY

2.75 x 2.05

Window to rear, tiled floor, plumbed for washing machine.

Off entrance hallway stairs to 1st floor half landing with velux window to side.

BATHROOM

3.46 x 2.81

Window to rear, bath with shower over and curtain, wash basin, Viessmann Vitodens 100 boiler located here, vinyl floor.

SEPARATE W C

Window to side, w c.

Stairs to 1st floor landing with under stairs cupboard.

BEDROOM 1

4.42 x 3.42

Window to front.

BEDROOM 2

3.40 x 2.51

Window to rear.

Stairs to

BEDROOM 3

4.71 x 3.29

Velux window to rear

BEDROOM 4

4.67 x 3.57

Velux window to front, cast iron fireplace.

OUTSIDE FRONT

Wrought iron railings, small gravel garden area.

OUTSIDE REAR

Gated yard, vehicular access, rear garden area independent of the yard - in need of landscaping, pre cast concrete garage.

COUNCIL TAX

Band C

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 01654-71050 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.

27 Idris Villas Tywyn, Gwynedd, LL36 9AW

Approximate Gross Internal Area (Including Garage):
135.8 sq m / 1469 sq ft



Measurements for identification purposes only
measurements are approximate, not to scale



