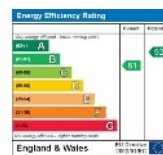


**1 YR HEN LAETHDY
RED LION STREET
TYWYN
LL36 9DN**

Price guide £200,000 Freehold



**Three bedroom semi-detached house
Rear patio garden
Gas central heating
Upvc double glazing
Built 2016**

This semi detached house is conveniently located in the older part of Tywyn, in a quiet side street and a short walk to all amenities. Built in 2016 and comprising an entrance hallway leading to, lounge, kitchen / diner and cloakroom on the ground floor. With 2 doubles and a single bedroom plus bathroom on the 1st floor. Roadside location at the front with an enclosed rear paved garden area with side and rear access and designated parking for 1 vehicle at the rear. Gas centrally heated and upvc double glazed.

Tywyn is a delightful coastal town on the shores of Cardigan Bay and the home of the famous Tal y Llyn Railway. 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 composite door to:

HALLWAY

2 under stairs storage cupboards, laminate flooring.

CLOAKROOM

Window to front, tiled floor w c, wash basin, extractor.

KITCHEN / DINER

3.62 x 3.44

Window to front, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, electric hob and extractor over, plumbed for washing machine and dishwasher, tiled floor, part tiled walls, built in cupboard housing consumer unit, Worcester combi boiler located here.

LOUNGE

4.92 x 3.60

French doors to rear, laminate flooring.

Off entrance hallway stairs to;

1ST FLOOR LANDING

Built in airing cupboard with slatted shelving, access to insulated loft with pull down ladder.

BEDROOM 1

3.29 x 2.93

Window to front.

BEDROOM 2

3.96 x 2.42

Window to rear.

BEDROOM 3

2.88 x 2.29

Window to rear.

BATHROOM

2.94 x 2.16 max

Window to front, wash basin, w c, bath, tiled shower cubicle, part tiled walls, tiled floor, extractor, heated towel rail.

OUTSIDE REAR

Enclosed paved garden area , gated access to front and rear, light.

ASSESSMENTS Band B

TENURE

Freehold

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.





