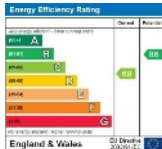


**15 AWEL DYFI
TYWYN
LL36 0DU**

PRICE £199,995 freehold



**Two bedroom mid terrace bungalow
situated in an ideal location within walking distance to the beach and town centre.
Open plan front garden, rear walled paved garden
Single garage
CHAIN FREE**

This two bedroom mid terrace bungalow enjoys a really quiet, private location within easy walking distance to the sea front, town centre and all amenities. Comprising entrance hallway leading to lounge - diner, kitchen, 2 double bedrooms, bathroom and utility / conservatory. Accessed via a pedestrian walkway with communal parking at the rear. Upvc double glazed, gas centrally heated and a very private, fully enclosed, low maintenance rear garden. This bungalow also benefits from a single garage located behind the property with upvc double 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 Talylllyn 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 glazed front door and side panel to;

PORCH

Laminate floor, gas and electric meters located here and consumer unit, glazed door and side panel to:-

L SHAPED HALL

Built-in cupboard housing Ideal combi boiler, access to loft, laminate floor, part panelled walls.

LOUNGE/DINING ROOM 6.40 x 3.42 max

Upvc window to front and rear, laminate floor, brick feature fireplace with wood mantle (decorative only).

KITCHEN 2.96 x 2.62

Window and glazed door to rear, wood effect cupboards, laminate work top, stainless steel sink and drainer, gas hob, space for under counter fridge, part panelled walls, tiled floor.

BATHROOM 2.37 x 1.95

Frosted window to front, wash basin, w c, bath with electric shower over and curtain, tiled walls and floor.

BEDROOM 1 3.89 x 2.73 not including wardrobes
upvc window to front, built-in double wardrobe with hanging rail and shelf.

BEDROOM 2 2.75 x 2.72 not including wardrobes
upvc window to rear, built-in double wardrobe with hanging rail and shelf.

UTILITY / CONSERVATORY 3.26 x 1.72

Upvc windows on 3 elevations half glazed door to rear, poly carbonate roof, tiled floor, plumbed for washing machine.

OUTSIDE FRONT

Open plan laid to lawn with mature shrubs.

REAR

Gated entrance to fully enclosed paved with flower beds, shed.

GARAGE 5.74 x 2.59

Upvc double doors.

TENURE The property is freehold.

ASSESSMENTS Band C

SERVICES Mains water, electricity 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.

15 Awel dyfi Tywyn, Gwynedd, LL36 0DU

Approximate Gross Internal Area 69.5 sq m / 748 sq ft

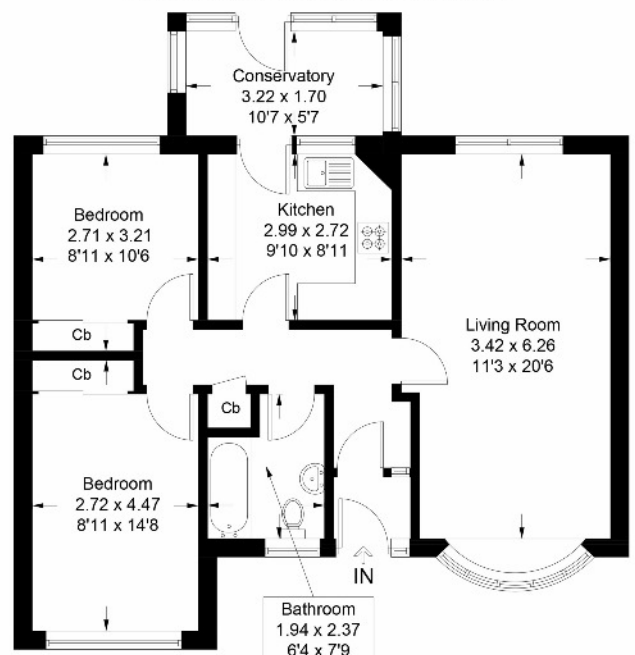


Illustration for identification purposes only, measurements are approximate, not to scale.



