















**DOLGAU  
12 CLEVELAND AVENUE  
TYWYN  
LL36 9EG  
£215,000 FREEHOLD**

Energy Efficiency Rating	
Current	Potential
	
	
	
	
	
	
	
England & Wales	



**Well presented 3 bedroom semi detached house  
Retaining many original features  
Situated in a quiet residential area  
Close to all amenities.  
Off road parking for 1 vehicle**

This well presented 3 bedroom semi detached house is situated in a quiet location a short walk to the town centre and all amenities. With open plan kitchen breakfast room, lounge and utility on the ground floor and 3 bedroom and bathroom on the 1st floor. With off road parking for one vehicle at the front and a fully enclosed south facing rear garden laid to lawn. The property was re wired in 2014 and the garden has power points and led lighting. There is a hive control for remote central heating access.

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.

Gas centrally heated and upvc double glazed throughout the property comprises:

Arched front entrance porch with original black and white tiled floor. Upvc double glazed front door and side panels to;

#### **HALLWAY**

Original black and white tiled floor under the laminate flooring, dado and picture rail, under stairs storage cupboard with upvc window to side.

#### **LOUNGE**

14'x 12'

Upvc bay window to front, multi fuel stove on a slate hearth, telephone and tv point, picture rail, laminate flooring

#### **BREAKFAST ROOM / KITCHEN**

18'9 x 13'

Upvc french doors to rear, laminate floor, wood burning stove on slate hearth.

#### **KITCHEN**

Upvc window to side, cream shaker style cupboards, laminate wood effect work top, stainless steel 1 ½ sinks and drainer, integrated slim-line dishwasher, 4 ring gas hob, built in electric oven, stainless steel extractor, part tiled walls, laminate floor, electric meter and fuse box located here. Door to;

#### **UTILITY**

7'5 x 4'11

Upvc door and window to rear, ceramic tiled floor, plumbed for washing machine, Potterton combi boiler located here.

Off entrance hallway stairs to 1<sup>st</sup> floor landing with dado rail, , air purifier system, upvc window to side with partial sea views in the distance.

#### **BATHROOM**

7'6 x 7'6

Upvc frosted window to rear, bath, wash basin, w c, panelled shower cubicle, access to loft, laminate floor, extractor light, part tiled walls, built in cupboard.

#### **BEDROOM 1**

12'11 x 9'8

Upvc window to rear, stripped floorboards, original cast iron fire-place, built in wardrobes with automatic light, picture rail.

#### **BEDROOM 2**

11'5 x 11'

Upvc window to front, original cast iron fireplace, picture rail.

#### **BEDROOM 3**

8' x 6'11

Upvc window to front.

#### **OUTSIDE FRONT**

Block paved driveway with parking for 1 vehicle, path to gated side entrance, outside tap, power points..

#### **OUTSIDE REAR**

Fully enclosed, laid to lawn, paved patio area with power point and led lighting, shed with power.

#### **ASSESSMENTS**

Band C

#### **TENURE**

The property is 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. 01654 710 500 or email [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

#### **MONEY LAUNDERING REGULATIONS**

"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."

#### **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.

