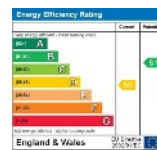


**4 CAMBRIAN ROAD
TYWYN
LL36 0AG**

Offers in the region of £135,000 freehold



**Two bedroom mid terrace cottage
Gas centrally heated
Upvc double glazed
Fully enclosed rear yard
Parking available in front of house**

This mid terrace cottage is ideally situated close to all amenities. Comprising 2 reception rooms, galley kitchen and bathroom on the ground floor and 2 double bedrooms on the 1st floor. The rear yard is fully enclosed and a blank canvas. The current vendors have planning permission to add a single storey extension. Gas centrally heated with upvc windows and doors. A damp proof course was installed in 2004 to dining room, hallway and lounge.

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, 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 accommodation comprises upvc door to:

HALLWAY

Dado rail, staircase.

LOUNGE 10'8 x 9'6

Upvc window to front, built-in cupboard, card pay gas meter located here, tiled fireplace (not in working order).

DINING ROOM 12'6 x 9'4

Upvc window to rear, under stairs cupboard, built-in cupboard with slatted shelving, tiled fireplace (not in working order), tv and telephone point.

KITCHEN 9' x 5'6

Upvc windows to side, cream units, laminate work top, plumbed for washing machine, electric cooker point, stainless steel sink, electric consumer unit and key pay meter located here, quarry tiled floor.

LOBBY

Quarry tiled floor, upvc door to side.

BATHROOM 7'9 x 5'6

Upvc window to side, w.c, wash basin, bath with showerhead handset, tiled walls, quarry tiled floor, electric towel rail.

Off entrance hallway stairs to 1st floor landing with access to loft.

BEDROOM 1 14'2 x 9'5

Upvc window to front.

BEDROOM 2 14' x 9'3

Upvc window to rear, Worcester boiler located here, wash basin.

OUTSIDE FRONT

Roadside location with small area for bench and un-allocated parking on the road.

OUTSIDE REAR

Fully enclosed hard standing, light, power point, access to rear lane.

TENURE The property is freehold

ASSESSMENTS Band B

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

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or 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.



