

**28 PLAS EDWARDS
TYWYN
LL36 0AS**

PRICE £265,000 FREEHOLD



**Spacious 3 bedroom detached bungalow
Situated on this estate of individually designed and built properties
Large shower room plus en-suite shower
Gas centrally heated with upvc double glazing.**

This spacious detached bungalow is situated in a private cul-de-sac of 4 similar properties within the estate of Plas Edwards and a short walk to the promenade and beach. Comprising entrance hallway leading to 3 bedrooms, shower room and en-suite shower, good size lounge open to dining room and kitchen. The rear garden is generous, on a corner plot and south west facing. Single garage and off road parking for 1-2 vehicles on the tarmac drive. Gas centrally heated (boiler installed 2023) with upvc double glazing. The bungalow is in need of some modernisation (en-suite shower).

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 property comprises upvc door to;
PORCH
Tiled floor, electric meter and consumer unit located here, glazed door and side panel to;

L SHAPED HALLWAY
Built in storage cupboard housing hot water cylinder and shelving, laminate floor, access to loft, door to garage.

LOUNGE 6.13 x 3.79
Window to rear, laminate floor, multi fuel stove on slate hearth, open to;

DINING ROOM 3.47 x 3.19
Window to rear, sliding door to side (installed 2024), laminate floor, door to;

KITCHEN 2.99 x 2.85
Window to front, laminate floor, cream units, laminate work top, stainless steel sink and drainer, slide in electric oven, integral larder fridge/freezer, pull out bin drawer, access to loft with pull down ladder, door to;

REAR PORCH
Windows on 2 elevations, door to garden.

Off entrance hallway to;

BEDROOM 1 3.90 x 3.57
2 windows to front, laminate floor.

BEDROOM 2 4.04 x 2.86
Window to rear, vanity wash basin, louvred doors to;

EN-SUITE SHOWER
Window to side, tiled shower cubicle with curtain, w c, vinyl floor.

BEDROOM 3 4.40 x 2.71
2 windows to front, laminate floor.

SHOWER ROOM 2.85 x 2.37
2 windows to rear, vanity wash basin and w c, walk in cubicle, part panelled walls, laminate floor, towel rail.

INTEGRAL GARAGE 4.35 x 2.55
Up and over door, Vaillant boiler located here (installed 2023 serviced annually), plumbed for washing machine.

OUTSIDE FRONT
Open plan lawn, tarmac parking for 1-2 cars, gated access to rear, access to garage, security light.

OUTSIDE REAR
Fully enclosed with 2 paved patio areas, lawn, mature shrubs, shed, security light.

TENURE The property is freehold

ASSESSMENTS Band E

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.

floorplan



