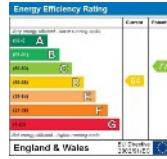


**THE FIRS
 20 FAENOL ISAF
 TYWYN
 LL36 0DW**

Price £385,000 Freehold



**Well presented 4-5 bedroom, 2 bathroom detached house situated on this exclusive estate
 Close to all amenities including promenade and beach
 Block paved driveway for several vehicles
 Single garage, low maintenance front and rear garden.
 Upvc double glazed with gas central heating.**

This well presented detached house is ideally situated close to all amenities including the beach and promenade. Built in the 1970's of split level design the property comprises lobby entrance leading to a spacious entrance hallway, utility, cloakroom, wet room shower and 3 bedrooms on the ground floor. With open plan lounge / diner and kitchen on the 1st floor and a further 2 double bedrooms and bathroom on the top floor. The 2 smaller bedrooms could be utilized as home offices offices or hobby rooms if preferred. The rear garden is fully enclosed, low maintenance laid to lawn with rear access to the garage. There is block paved parking at the front for several cars. With upvc double glazing, gas central heating and cavity wall insulation.

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 half glazed door to;

ENTRANCE PORCH 2.26 x 1.49

Window to side, vinyl floor.

UTILITY 3.37 x 2.35

Window to front, plumbed for washing machine, stainless steel sink and drainer, tiled floor.

SPACIOUS ENTRANCE HALLWAY

2 under stairs cupboards.

CLOAKROOM 4.32 x 1.42

Decorative glass brick window to front, w c, wash basin, part tiled walls, built in cupboard housing hot water cylinder and slatted shelving, oak flooring.

WET ROOM SHOWER 2.15 x 0.84

Tiled walls and floor, extractor.

BEDROOM 1 3.69 x 3.33

Window to rear.

BEDROOM 2 / OFFICE 2.90 x 2.50

Window to front.

BEDROOM 3 2.60 x 2.45

Window to side.

Stairs to 1st floor landing, door to:

LOUNGE / DINING AREA 6.36 x 3.26

Window to front and side of lounge area, wall mounted gas fire, sliding doors to dining area with windows to rear and wall mounted gas fire, open to;

KITCHEN 4.33 x 2.45 not inc recess.

Window to side and rear, half glazed door to rear lobby, base and wall units, laminate work top, stainless steel sinks and drainer, gas and electric oven point, part tiled walls, part panelled ceiling, oak flooring.

REAR LOBBY

Oak flooring, half glazed door to side.

Off 1st floor landing stairs to 2nd floor landing.

BEDROOM 4 (MAIN)

5.40 x 2.94

Window to front.

BATHROOM

Window to side, w c, wash basin, bath with electric shower over and glass screen, tiled walls, oak floor, heated towel rail, access to loft.

BEDROOM 5

2.75 x 2.66

Window to rear, built in cupboards.

OUTSIDE FRONT

Open plan laid to lawn, block paved driveway for several vehicles, gated access to rear, external tap.

GARAGE

5.80 x 2.52

Up and over door, door to rear, Worcester boiler consumer unit, gas and electric meter located here.

OUTSIDE REAR

Wraparound garden, fully enclosed and laid to lawn with patio area and access to rear of garage, galvanised steps to rear lobby, external tap.

TENURE The property is freehold.

ASSESSMENTS Band E

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

WHAT3WORDS; riverboat.twists.varieties

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email 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."

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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

