

**CEFN Y WERN
31 HIGH STREET
TYWYN
LL36 9DB**

£249,950 freehold



**Well presented 6 bedroom mid terrace townhouse
Situated on the high street of Tywyn
With rear yard and parking for 1 vehicle
Grade 2 listed**

This well presented mid terrace grade 2 listed townhouse is situated in the centre of Tywyn on the main high street and within easy walking distance to all amenities. Retaining many original features and refurbished since 2020 to include new kitchen, bathroom and decoration. Comprising a lounge, snug, well fitted kitchen and utility on the ground floor. 3 bedrooms on the 1st floor plus bathroom and separate w c and a further 3 bedrooms on the top floor. With enclosed rear yard with room for table and chairs plus access to the single garage and rear gate to a parking space for 1 small vehicle.

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 half glazed wood panelled door to lobby with Minton tiled floor, gas meter located here, half glazed panelled door to;

HALLWAY

Minton tiled floor under the carpet, telephone point, pitch pine staircase with under stairs cupboard, built in cupboard housing consumer unit and electric meter.

LOUNGE 4.64 x 3.94 into bay.

Bay window to front, picture rail, 2 x built in cupboards, original tiled fireplace (not in working order), tv point.

SNUG 3.61 x 3.11

Window to rear, tiled fireplace (not in working order), picture rail.

KITCHEN 3.18 x 3.00

Upvc window to side, Shaker style units, wood effect work top, ceramic sink and drainer, integral dishwasher, space for larder style fridge, built in oven, gas hob, extractor, part tiled walls, tiled floor

UTILITY 3.10 x 1.84 not inc recess.

Upvc half glazed door and wood single glazed window to side, plumbed for washing machine, consumer unit for utility and garage located here.

Off entrance hallway stairs to;

1ST FLOOR LANDING

Skylight to side.

BATHROOM 3.00 x 2.26

Window to side, wash basin, w c, freestanding roll top bath with shower head handset and overhead shower plus curtain, vinyl floor, part tiled walls, built in cupboard housing Viessman boiler, heated towel rail, small loft access.

SEPARATE W C

Window to side, vinyl floor, part tiled walls, combined w c and wash basin.

BEDROOM 1 3.60 x 2.84 not inc recess

Window to rear.

BEDROOM 2 3.97 x 2.93 not inc recess.

Window to front.

BEDROOM 3 2.96 x 1.80 not inc recess.

Window to front, built in cupboard, vinyl floor.

Stairs to 2nd floor landing, upvc window to rear.

BEDROOM 4 3.63 x 2.83 not inc recess.

Window to rear.

BEDROOM 5 3.98 x 2.92 not inc recess.

Window to front.

BEDROOM 6 3.00 x 1.79

Window to front.

OUTSIDE FRONT

Wrought iron railings to small front terrace with room for pots only.

OUTSIDE REAR

Paved and concrete terrace with tap and light, covered bin store, side access to garage, gate to rear vehicular lane.

GARAGE 5.98 x 2.46

Double doors to front, power and lighting.

ASSESSMENTS Band D

TENURE The property is Freehold.

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

WHAT3WORDS: Serves.column.influencing.

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.



