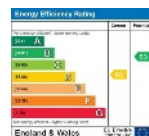


**48 GERLLAN
TYWYN
LL36 9DE**

PRICE £267,500 FREEHOLD



**Immaculately presented property
3-4 bedrooms - 2 shower rooms
Well fitted kitchen
Upvc double glazed throughout with gas central heating
Off road parking
Detached garage
Low maintenance front and rear garden**

This immaculately presented semi detached bungalow is situated in a quiet residential location on the estate of Gerllan. Comprising lounge, kitchen diner, double bedroom, snug / 2nd bedroom and shower room on the ground floor with a further 2 bedrooms and en-suite shower on the 1st floor. The front and rear gardens are beautifully presented, low maintenance plus block paved driveway for 2 vehicles. With hillside views of the from the kitchen and bedroom above Gas centrally heated with upvc double glazing throughout.

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. For train enthusiasts Tywyn is home to the famous Talyllyn Railway

The property comprises upvc half glazed door to inner porch with oak floor and coat hooks, oak half glazed door to;

LIVING ROOM 5.45 x 4.07
Picture window to front, oak floor, feature fireplace with gas fire (installed in 2020), telephone and tv point, open staircase to 1st floor, oak half glazed door to;

KITCHEN 5.46 x 2.61
Window to front and side with lovely hillside views, contemporary units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, eye level double oven and grill, 5 burner gas hob, tiled floor, part tiled walls, Worcester combi boiler and consumer unit located here, glazed door to rear porch with door to garden.

Off living room door to;

BEDROOM 1 4.44 x 3.03 into wardrobes
Window to rear, Sharpe's fitted wardrobes.

SNUG /BEDROOM 2 3.66 x 3.06
Upvc sliding doors (installed 2022) to rear, tv point.

SHOWER ROOM 2.59 x 1.52
Upvc frosted window to side, tiled floor, tiled walls, vanity wash basin, w.c, tiled shower cubicle, heated towel rail. extractor light.

Off lounge stairs to 1st floor landing;

BEDROOM 3 4.59 x 3.18
Velux window to rear, 2 fully boarded under eaves storage cupboards.

BEDROOM 4 4.53 x 2.66 inc en suite. Window to side with lovely hillside views.

EN-SUITE SHOWER
Corner shower cubicle, w c, wash basin, tiled floor and walls, extractor, heated towel rail.

OUTSIDE FRONT

Paved steps to front door, low maintenance planting, block paved driveway for 2 vehicles, outside tap.

DETACHED GARAGE 5.74 x 3.81

Up and over door, power, timber window to rear.

OUTSIDE REAR

Laid to lawn, 2 paved patios, gravel area, Summerhouse, low maintenance planting.

ASSESSMENTS

Band C

TENURE

The property is Freehold.

SERVICES

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

Viewing by appointment only with Welsh Property Services. Cambrian House; High Street; Tywyn; Gwynedd. LL36 9AE. Tel: 01654 710 500 email: info@welshpropertyservices.com.

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence 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.

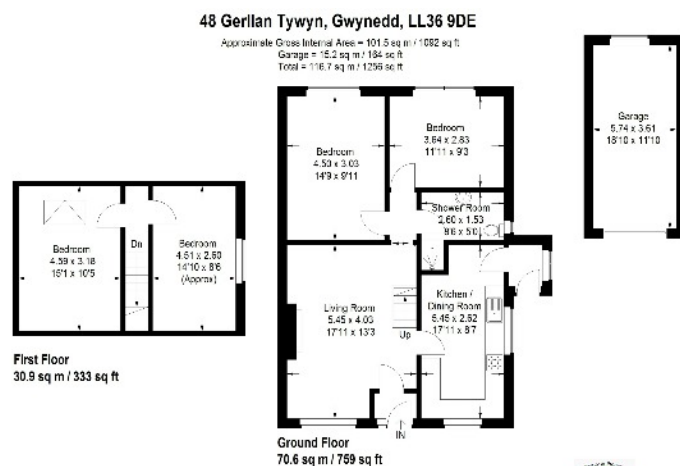


Illustration for identification purposes only, measurements are approximate, not to scale.





