

**34 WARWICK PLACE
TYWYN
LL36 0DH**

Price £340,000 Freehold



**3 bedroom, 2 bathroom detached house situated just off the sea front.
Small enclosed rear garden, parking for 2-3 vehicles
Situated just off the promenade**

This detached dormer bungalow is ideally situated just off the promenade. Comprising entrance hallway, 2 double bedrooms, family bathroom, well fitted kitchen/breakfast room, lounge, sun room, dining room and utility on the ground floor with master bedroom and en-suite shower on the 1st floor. The rear garden is fully enclosed and with a paved area, small lawn and side access. With block paved parking for 3 vehicles comfortably at the front and open plan lawn. Gas centrally heated and fully upvc double glazed with oak internal doors throughout. The property is chain free.

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 door to:

ENTRANCE HALL

With staircase leading to first floor, under stairs storage cupboard.

LOUNGE 14'6 x 13'5
French doors to rear, composite fireplace with electric fire.

SUN LOUNGE 11'5 x 11'
Windows on 3 elevations, lantern roof, French doors to garden.

KITCHEN 15'4 x 10'
Window to front, Shaker style units, laminate work top, integrated larder fridge-freezer and slim line dishwasher, Bosch gas hob, double oven, stainless steel splash back and extractor over, stainless steel sink and drainer, part tiled walls, tiled floor.

DINING ROOM (currently used as a bedroom) 9'6 x 8'9
Window to front, consumer unit located here, door to;

UTILITY 9'6 x 8'9
Half glazed door to rear, base and wall units, stainless steel sink and drainer, Worcester combi boiler located here, plumbed for washing machine, tiled floor, access to part boarded loft with pull down ladder.

BEDROOM 1 14'6 x 10'4 inc double wardrobe
Window to rear.

BATHROOM 10' x 6'
Window to side, tiled floor and walls, vanity wash basin, walk in shower, extractor, w c, built-in airing cupboard with slatted shelving and radiator.

BEDROOM 2 14'5 x 9'3 inc built in wardrobe
Window to front.

Stairs to 1st floor landing with skylight to side, under eaves storage.

BEDROOM 3 14'5 x 13'
Window to rear with partial sea views, fitted wardrobe drawers and dressing table.

EN-SUITE SHOWER 10'8 x 9'
Skylight to side, vanity wash basin, w c, large walk-in shower cubicle with overhead shower and handset, part tiled walls, tiled floor, extractor.

OUTSIDE FRONT
Block paved driveway with parking for several vehicles, gated entrance to side, laid to lawn.

REAR
Paved patio area, small lawn, mature shrubs, shed, tap and lighting.

TENURE The property is freehold

ASSESSMENTS Band E

WHAT3WORDS: estimate.joints.epic

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. Telephone 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.

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