

**18 NEPTUNE ROAD
TYWYN
LL36 0DT**

Price £239,000 Freehold



**2 bedroom link detached bungalow
Gas centrally heated with upvc double glazing
Enclosed rear garden with uninterrupted rural views
Close to the beach and all amenities**

This link-detached 2 bedroom bungalow is situated in a quiet residential location close to the beach and all amenities. Comprising entrance hallway leading to 2 bedrooms, bathroom, lounge, galley kitchen and dining room extension. With front garden laid to lawn and mature planting and block paved driveway accommodating 2-3 vehicles and access to a single garage. The rear garden is low maintenance paved with mature planting and stunning uninterrupted rural views plus lean to potting shed. The boiler was installed in 2022 and both flat roof to dining area and garage have been replaced since 2020. The bungalow would benefit from some minor modernisation.

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.

Upvc double glazed with gas central heating, the property comprises half glazed door to;

HALLWAY

Walk in cupboard housing Worcester boiler (installed 2022) and loft access, telephone point.

BEDROOM 1 3.49 x 2.94

Window to front.

BEDROOM 2 2.94 x 2.74

Window to front.

BATHROOM 1.81 x 1.80

Window to front, w c, wash basin, bath with electric shower over and curtain, part tiled walls, door to walk in storage cupboard.

LOUNGE 5.91 x 3.50

Full height timber window and glazed door to rear with access to dining area, sliding door to;

KITCHEN 2.71 x 2.26

Timber window to rear, base and wall units, laminate work top, stainless steel sink and drainer, electric cooker point, part tiled walls, vinyl floor, plumbed for washing machine, half glazed door to side.

CONSERVATORY/DINING ROOM 5.28 x 2.83

Upvc windows on 2 elevations, sliding doors to rear, timber panelled ceiling, re roofed in 2020.

OUTSIDE FRONT

Laid to lawn with mature planting, block paved driveway for 2-3 vehicles, access to rear.

GARAGE 5.00 x 2.58

Up and over door, power and lighting, new felt roof in 2021.

OUTSIDE REAR

Low maintenance paved with mature planting, access to side.

LEAN TO POTTING SHED

2.65 x 1.88

Timber window to rear.

ASSESSMENTS Band D

TENURE The property is Freehold.

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

WHAT3WORDS; scripted.chainsaw.optimally

VIEWING By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 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

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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.

floorplan





