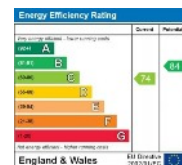


**53 SANDILANDS ROAD
TYWYN
LL36 9AT**

PRICE £280,000 Freehold



**Immaculately presented extended 3 bedroom semi-detached house
Fully enclosed rear garden
Gas centrally heated with upvc double glazing
Gravel parking for several vehicles
Stunning Dysynni valley views from the rear**

This immaculately presented 3 bedroom semi detached house is situated on an exclusive estate of similar properties built originally by the MOD for the staff based at Morfa camp. 53 sandlands has been well maintained by the present owner over a period of 30 years and more recently extended adding a master bedroom and dining room plus ground floor shower and utility in 2010 and all external windows and doors since 2020. The driveway will accommodate several vehicles and the rear garden is fully enclosed with stunning views down the Dysynni valley to Cader Idris in the distance. The property comprises entrance hallway leading to a dual aspect lounge, contemporary kitchen, shower room, utility and dual aspect dining room on the ground floor. With 3 double bedrooms and bathroom on the 1st floor.

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 Talylllyn 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 upvc sliding door and glazed side panels to entrance porch with tiled floor, part glazed composite door to;

ENTRANCE HALL

Window to front, stairs to 1st floor, under stairs cupboard, vinyl floor, half glazed door to;

LOUNGE 5.74 x 3.91

Window to front, sliding doors to rear, half glazed door to;

KITCHEN 3.20 x 3.15

Window to rear, white base and wall units, laminate work top, composite sink and drainer, eye level oven and grill, induction hob with extractor over, American style fridge freezer, part tiled walls, tiled floor, under stairs cupboard, open to rear hallway with access to;

SHOWER ROOM 2.42 x 1.57

Window to front, w c, wash basin, large shower cubicle with electric shower, tiled walls and floor, heated towel rail, extractor.

UTILITY

Window and half glazed door to rear, laminate work top, stainless steel sink and drainer, plumbed for washing machine, Worcester boiler located here, tiled floor, part tiled walls, extractor.

DINING ROOM 5.73 x 3.74

Window to front and side, sliding doors to rear.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Access to insulated loft, built in airing cupboard with slatted shelving and hot water cylinder, walk in storage cupboard.

BEDROOM 1 5.75 x 5.53

2 velux windows to front, 1 velux window to rear, window to side, fitted wardrobes, access to loft, walk in cupboard with velux window to rear.

BATHROOM 2.64 x 1.41

Window to rear, wash basin, w c, bath with electric shower over and curtain, tiled walls, vinyl floor, heated towel rail.

BEDROOM 2 13'4 x 7'9

Window to front, 2 built in wardrobes with overhead storage and dressing table.

BEDROOM 3 3.87 x 2.62

Window to rear, built in wardrobe with overhead storage.

OUTSIDE FRONT

Gravel driveway with parking for several vehicles, gate to side access to;

REAR

Fully enclosed, shed, paved patio area, mature planting, small lawn area, outside tap and light.

ASSESSMENTS Band C

TENURE Freehold.

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 info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport and 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.

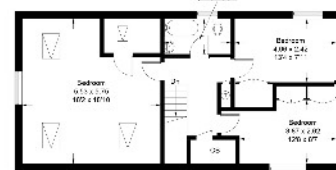
LASER TAPE CLAUSE

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

53 Sandilands Road, TYWYN, LL36 9AT
Approximate Gross Internal Area = 149.7 sq m / 1611 sq ft



Ground Floor
77.8 sq m / 837 sq ft



First Floor
71.9 sq m / 774 sq ft

It should be stated that the above figures are approximate and not to scale.





