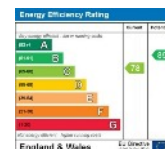


**9B SWN Y WYLAN  
TYWYN  
LL36 0DJ**

**FIXED PRICE £195,000 freehold**



**Immaculately presented 2 bedroom semi detached house  
Situated in a quiet cul de sac within walking distance to the beach and town centre.  
Tarmac front driveway for several vehicles  
Low maintenance enclosed rear garden**

This immaculately presented spacious 2 bedroom semi detached house enjoys a quiet, private location within easy walking distance to the sea front, town centre and all amenities. The property comprises: entrance porch leading to hallway, lounge/diner, kitchen, cloakroom and utility cupboard on the ground floor. With 2 generous double bedrooms, bathroom and walk in cupboard on the 1<sup>st</sup> floor. Tarmac front driveway which will accommodate 2 cars comfortable and gated access to the rear, fully enclosed low maintenance garden.

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 Tallyllyn 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 glazing throughout and gas central heating, the property comprises half glazed door to:

#### **ENTRANCE PORCH**

Tiled floor, coat hooks, half glazed door to:-

#### **ENTRANCE HALL**

Under stairs cupboard, stairs to 1<sup>st</sup> floor, tiled floor, half glazed door to rear.

#### **LOUNGE** 5.26 x 3.62

Window to front, telephone and tv point, 2 recessed shelves.

#### **KITCHEN** 3.61 x 2.69

Window to rear, wood effect units, laminate work top, stainless steel sink and drainer, built in electric oven, ceramic hob, part tiled walls, tiled floor, boiler located here.

#### **CLOAKROOM**

Window to rear, w c, wash basin, tiled floor, heated towel rail, extractor, consumer unit located here.

#### **UTILITY CUPBOARD**

Plumbed for washing machine, space for tumble drier, tiled floor.

Off entrance hallway, stairs to:

#### **1ST FLOOR LANDING**

Skylight to front, access to loft, walk in storage cupboard with light.

#### **BEDROOM 1** 4.94 x 3.62

Window to front with distant hillside views.

#### **BEDROOM 2** 3.60 x 3.49

Window to rear with partial sea views.

#### **BATHROOM** 2.41 x 2.09

Window to rear, tiled floor, wash basin, w c, tiled shower cubicle with electric shower, bath, recessed shelving, extractor, part tiled walls.

#### **OUTSIDE FRONT**

Tarmac driveway, gated access to rear.

#### **REAR**

Fully enclosed paved and gravel, outside tap.

#### **TENURE**

The property is freehold.

#### **ASSESSMENTS**

Band D.

#### **SERVICES**

Mains water, electricity, gas 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](mailto:info@welshpropertyservices.com)

#### **MONEY LAUNDERING REGULATIONS**

"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."

#### **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.

