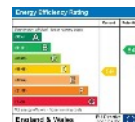


**20 PLAS EDWARDS
TYWYN
LL36 0AS**

PRICE £260,000 FREEHOLD



**3 Bedroom detached bungalow
Situated on this estate of individually designed and built properties
Small enclosed rear garden, parking and garage
Refurbished in 2023
Gas centrally heated with upvc double glazing.**

Spacious detached bungalow situated on this estate of individually designed and built properties, just off the promenade and within a short walk to all amenities. Refurbished in 2023 to include new bathroom, renovated kitchen, wiring checked and consumer unit replaced plus new flat roof including timbers . Comprising L shaped entrance hallway leading to lounge with sun room, bathroom, kitchen, and 3 double bedrooms, 1 with en suite cloakroom. With open plan low maintenance front garden, off road parking for several vehicles, garage and compact fully enclosed rear garden. The bungalow has upvc double glazed windows and doors and gas central heating.

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;

PORCH

Window to side, glazed door to rear, tiled floor, built-in cupboard housing electric meter and fuse board, glazed door to:

L SHAPED ENTRANCE HALL

Laminate floor, access to loft.

BEDROOM 1 5.75 x 3.40

Window to front and side.

BEDROOM 2 3.36 x 3.01

Window to front, 2 built-in cupboards, new consumer unit located here.

KITCHEN 3.38 x 2.85

2 windows to rear, white units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, built-in cooker, electric hob over, Worcester gas boiler located here, laminate floor.

BATHROOM 2.32 x 2.20

Window to side, w c, wash basin, bath with electric shower over and concertina screen, panelled walls, laminate floor, extractor, built-in cupboard housing hot water cylinder.

LOUNGE 4.20 x 3.40

Open to;

SUN LOUNGE 3.37 x 2.13

Sliding door to rear, full length window to side, vinyl floor, door to:

BEDROOM 3 3.81 x 2.96

Window to rear.

EN-SUITE W.C

Window to front, w c, vanity wash basin, vinyl floor.

GARAGE 5.20 x 3.00
Electric roller door, gas meter located here.

OUTSIDE FRONT
Low maintenance gravel with mature shrubs, tarmac parking for several vehicles.

OUTSIDE REAR
Fully enclosed, laid to lawn, paved patio, gate to front.

TENURE The property is freehold

ASSESSMENTS Band D

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

WHAT3WORDS: studs.cushy.outdoors

VIEWING
By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS
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DISCLAIMER
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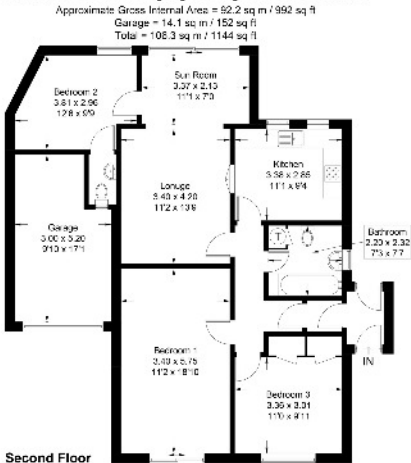


Illustration for identification purposes only; measurements are approximate, not to scale.





