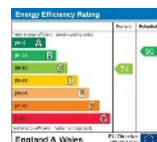


**22 Ffordd Alban
Tywyn
LL36 9EB**

Price £215,000 Freehold



**Immaculately presented 3 bedroom semi-detached house
Enclosed rear garden
Gas central heating - Upvc double glazing
Solar panels
Block paved driveway
Quiet residential location - close to all amenities**

This semi detached house is conveniently located in a quiet residential location a short walk to all amenities. Comprising entrance porch leading to hallway, cloakroom, lounge/diner, galley kitchen, sun room and work shop on the ground floor. With 2 double bedrooms and a single on the 1st floor plus bathroom with Jacuzzi bath and corner shower cubicle. The loft is fully boarded with pull down ladder. The front garden is block paved with parking for 1-2 vehicles and the rear is fully enclosed, prettily planted with small lawn, patio area and shed. With upvc wood effect double glazing throughout and gas central heating plus solar panels. Currently a principal residence.

Tywyn is a delightful coastal town on the shores of Cardigan Bay and the home of the famous Tal y Llyn Railway. 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 part glazed door to:

PORCH

Tiled floor, upvc door and glazed side panels to:

HALLWAY

Dado rail, coving.

CLOAKROOM

Window to side, tiled floor w c, vanity wash basin, built in cupboards housing electric meter and consumer unit.

LOUNGE 4.20 x 3.60

Bay window to front with deep sill, coving, dado rail, composite fireplace with electric fire, archway to:

DINING AREA 3.02 x 2.86

Sliding doors to rear, coving, dado rail.

KITCHEN 3.02 x 2.59

Window and half glazed timber door to rear, timber units, laminate work top, composite sink and drainer, gas hob with filtered extractor over, eye level oven, integral fridge and freezer, tiled floor, part tiled walls, breakfast bar.

SUN ROOM 3.28 x 2.43

Sliding doors to side, door to front, tiled floor, timber clad ceiling, door to:

WORKSHOP 2.60 x 2.49

Window to side, part externally insulated.

Off entrance hallway stairs to;

1ST FLOOR LANDING

Built in airing cupboard with slatted shelving, Worcester combi boiler located here, access to insulated loft with pull down ladder.

BEDROOM 1 4.19 x 2.60

Window to front, fitted wardrobe and drawer unit, dado rail, coving.

BEDROOM 2 3.03 x 2.86

Window to rear, dado rail, coving.

BEDROOM 3 2.93 x 2.86 max

Window to front, built in over stairs cupboard.

BATHROOM 2.60 x 2.04

Window to rear, wash basin, w c, corner jacuzzi bath, corner shower cubicle, fully tiled walls, tiled floor, extractor light, heated towel rail.

LOFT 5.63 x 2.84 not inc eaves

Pull down ladder, fully boarded with insulation under, solar panel inverter and batteries located here.

OUTSIDE FRONT

Block paved with mature planting, door to sun lounge.

OUTSIDE REAR

Fully enclosed with mature planting, paved patio, flower beds and shed.

ASSESSMENTS Band B.

TENURE Freehold

SERVICES

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

WHAT3WORDS:swimsuit.rushed.drag

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/driving licence or utility bill with mpan number visible 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.

