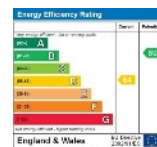


**40 CANTREF
TYWYN
LL36 0BW**

PRICE £150,000 freehold



**Immaculately presented 2 bedroom semi detached bungalow
Situating close to the beach and promenade and within walking distance to all amenities
Opn plan front garden, fully enclosed low maintenance rear garden
Upvc double glazed and gas centrally heated**

This well presented semi detached bungalow is situated within easy walking distance to the railway, shops and beach. Comprising lounge, double and single bedroom, wet room shower, litchen and conservatory dining room. With open plan front garden laid to lawn and fully enclosed rear low maintenance paved and gravel garden which is south facing. With upvc double glazing and gas central heating (boiler installed approximately 2020). The bungalow is a principal residence.

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 upvc half glazed door to:

PORCH

Tiled floor, part glazed door to:

LOUNGE

4.20 x 3.10

Window to front, slate feature fireplace with gas flame effect fire.

BEDROOM 1

2.64 x 2.09

Window to front.

Off lounge door to:

INNER HALL

Built in cupboard housing consumer unit and slatted shelving, access to boarded loft.

WET ROOM SHOWER

2.41 x 1.34

Window to side, tiled floor, part tiled walls, wash basin, w c, electric shower, extractor.

BEDROOM 2 (main)

3.71 x 2.94

Timber fully glazed door and window to rear with access to conservatory.

KITCHEN

2.76 x 2.26

Window to side, glazed door and window to rear with access to conservatory, timber units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, gas cooker point, part tiled walls, vinyl floor, extractor, Gow worm combi boiler located here (installed approx 2020).

CONSERVATORY / DINING AREA

4.32 x 2.50

Windows on 3 elevations, French doors to rear, poly carbonate roof (replaced in 2020), tiled floor.

OUTSIDE

Open plan lawn to front, gated access to rear.

REAR

Fully enclosed. Gravel and paved, small shed.

ASSESSMENTS

Band B

TENURE

Freehold.

SERVICES

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

Contents available for separate negotiation.

WHAT3WORDS:handy.slang.costumed

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or email:

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.





