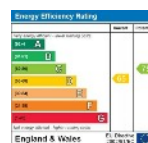


**19 AR Y DON
TYWYN
LL36 0DS**

Price £265,950



Spacious 2 bedroom detached bungalow situated in this exclusive cul-de-sac
Close to all amenities including promenade and beach
Enclosed rear garden, parking for several vehicles on the tarmac driveway
Open plan front garden - garage
Upvc double glazed with gas central heating
Chain free

This spacious bungalow is ideally situated close to all amenities including the beach and promenade. Comprising spacious entrance hallway, lounge, kitchen/diner, conservatory, 2 double bedrooms bathroom plus en-suite shower and integral garage. The rear garden is maturely planted laid to lawn with paved areas, access either side to the front which is open plan with tarmac parking for several vehicles. The property has gas central heating, upvc double glazing and would benefit from some modernisation.

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 and side panels to:

LOBBY

Tiled floor, glazed door and side panel to:

L SHAPED HALL

Access to loft, built in airing cupboard with slatted shelving and radiator? Laminate floor.

LOUNGE 4.73 x 3.61

Window to front, laminate floor.

KITCHEN 3.54 x 3.44

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, eye level oven, gas hob with extractor over, part tiled walls, tiled floor, door to:

UTILITY AREA 2.87 x 2.06

Window and half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, door to conservatory and garage, tiled floor.

CONSERVATORY 3.72 x 3.04

Windows on 3 elevations, door to rear, poly carbonate lantern roof, tiled floor.

GARAGE 4.98 x 2.91

Up and over door, Worcester boiler and consumer unit located here.

Off entrance hall to:

BATHROOM 2.44 x 1.95

Window to rear, bath with shower over, wash basin, w c, extractor, tiled floor, part tiled walls.

BEDROOM 1 3.59 x 3.43

Window to rear, built-in double wardrobe.

EN-SUITE SHOWER 2.41 x 1.17

Tiled shower cubicle, w c, wash basin, extractor, tiled walls and floor.

BEDROOM 2 3.34 x 3.06

Window to front, built in double wardrobe.

OUTSIDE FRONT

Tarmac parking for several vehicles, low maintenance gravel area, access to rear either side, access to garage.

REAR

Laid to lawn, paved and gravel areas, shed, mature planting.

TENURE The property is freehold.

ASSESSMENTS Band D

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

WHAT3WORDS: Instructs.nursery.dishes

VIEWING

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

