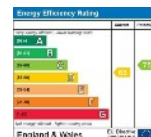


**11 FAENOL ISAF
TYWYN
LL36 0DW**

Price £259,000



**3 bedroom detached dormer bungalow
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 - would benefit from some modernisation**

This detached dormer bungalow is ideally situated close to all amenities including the beach and promenade and opposite the school playing fields. Comprising entrance hallway, lounge, kitchen, dining room, lean to conservatory, double bedroom shower room and integral garage on the ground floor. With 2 double bedrooms and bathroom on the 1st floor. The rear garden is maturely planted laid to lawn with paved area, greenhouse and shed, access one side to the front which is open plan with tarmac parking for several vehicles. The property has gas central heating (new boiler installed March 2023), upvc double glazing, cavity wall insulation (installed in 2008) and would benefit from some modernisation. This property was 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 glazed door and side panel to:

LOBBY

Tiled floor, glazed door and side panel to:

HALL

Built in under stairs cupboard.

LOUNGE 4.25 x 3.65

Window to front, stone feature fireplace with electric fire.

KITCHEN 3.64 x 2.56

Window to side, timber full height window and door to rear, base and wall units, integral fridge, laminate work top, stainless steel sink and drainer, built in double oven, gas hob with filter extractor over, part tiled walls, tiled floor, Vaillant boiler located here (installed March 2023).

DINING ROOM 3.43 x 2.93

Sliding door to rear.

BEDROOM 1 3.99 x 2.91

Window to front.

SHOWER ROOM

Window to side, w c, compact wash basin, panelled shower.

Off kitchen access to:

LEAN TO CONSERVATORY 2.90 x 1.43

Windows on 2 elevations, door to side, poly carbonate roof, vinyl floor, door to:

GARAGE 5.25 x 2.51

Up and over door, window to rear, plumbed for washing machine.

Off entrance hallway stairs to 1st floor landing with timber secondary glazed window to side.

BEDROOM 2 3.54 x 2.79

Window to rear, built in wardrobe, 2 x under eaves cupboards, loft access.

BEDROOM 3 3.56 x 2.76

Window to front, built in double wardrobe, 2 x under eaves cupboards.

OUTSIDE FRONT

Tarmac parking for 2-3 vehicles, laid to lawn, gated access to side, access to garage.

OUTSIDE REAR

Fully enclosed, paved area, laid to lawn, mature shrubs, greenhouse, shed, outside tap.

TENURE The property is freehold.

ASSESSMENTS Band E

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

WHAT3WORDS: Cube.lads.boast

VIEWING

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

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



