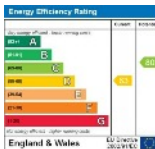


**32 FFORDD DYFRIG
TYWYN
LL36 9EH**

Price £255,000 Freehold



**Spacious 4 bedroom detached house
Fully enclosed rear garden
Gas centrally heated with upvc double glazing
Would benefit from modernising.**

This spacious detached house is situated on a quiet residential road of similar properties and within walking distance to all amenities. Upvc double glazed with gas central heating, the property comprises kitchen / diner, lounge leading to conservatory, 2 bedrooms bathroom and cloakroom on the ground floor. With a further 2 bedrooms on the 1st floor and en-suite shower to master bedroom. Block paved driveway and open plan front garden with mature shrubs, gated access to rear fully enclosed garden with vegetable garden, paved patio and mature planting. The property 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 Talylllyn 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

Tiled floor, glazed door to;

HALLWAY

2 built in cupboards.

KITCHEN

5.56 x 3.24

2 windows to front, base and wall units, laminate work top, stainless steel sink and drainer, gas cooker point, plumbed for washing machine, part tiled walls, laminate floor to kitchen area, glazed door to rear hallway and access to cloakroom and garage.

LOUNGE

5.15 x 3.94

Timber single glazed window and door to conservatory, feature fireplace with gas flame effect fire.

CONSERVATORY

4.89 x 1.79

Windows on 2 elevations, sliding door to rear, vinyl floor, french doors to rear hallway; cloakroom and garage.

BATHROOM

2.09 x 1.78

Window to rear, wash basin, w c, bath with shower over and glass screen, part tiled walls, vinyl floor.

BEDROOM 1

4.10 x 3.47

Window to front.

BEDROOM 2

3.71 x 3.50

Window to rear.

Stairs to 1st floor landing.

CLOAKROOM

W c wash basin, access to under eaves.

BEDROOM 3

3.67 x 3.46

Window to side, 2 x under eaves access.

BEDROOM 4

4.55 x 4.14

Window to front, 3 built in cupboards, access to loft door to;

EN SUITE SHOWER

2.34 x 1.29

Vanity wash basin, tiled shower cubicle, vinyl floor, extractor, under eaves access.

Off Kitchen, door to rear hallway, back door to front of property, consumer unit and electric meter located here, glazed French doors to conservatory, access to;

CLOAKROOM

Window to rear, w c, wash basin, Glowworm boiler located here.

INTEGRAL GARAGE

5.67 x 2.84

Up and over door, window to side, base unit with stainless steel sink and drainer.

OUTSIDE FRONT

Block paved parking for 1-2 vehicles, mature hedging and shrubs, gated access to rear.

OUTSIDE REAR

Fully enclosed, mature shrubs and hedging, vegetable area, paved patio and paths, shed, brick built storage cupboard, outside tap.

ASSESSMENTS

Band E

TENURE

Freehold.

SERVICES

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

VIEWING

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

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LASER TAPE CLAUSE

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



