

**16 MAENGWYN STREET
TYWYN
LL36 9DW**

PRICE £150,000 Freehold



**3 Bedroom end terrace cottage
Situated on the edge of the town
Rural views from the front
Gas centrally heated - Upvc double glazed
Enclosed paved rear yard.**

Spacious end terrace cottage situated on the edge of town, a short walk to all amenities. Comprising entrance lobby leading to a good sized lounge / dining area and galley kitchen on the ground floor. With 3 bedrooms and bathroom on the 1st floor. With roadside frontage and enclosed paved rear yard with gated access off the street and right of way to the neighbouring cottage. The cottage is gas centrally heated with upvc wood effect double glazing. It would make the perfect 1st time buyers 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 accommodation comprises half glazed door to:

LOBBY

Window to front. laminate floor, consumer unit and electric meter located here, glazed door to:

LOUNGE/DINER 5.56 x 4.46

Window to front, stone feature wall, under stairs cupboard, laminate floor.

KITCHEN 4.05 x 1.66

Window to rear and side, half glazed door to rear, base and wall units, built in oven, ceramic hob, part tiled walls, laminate floor, plumbed for washing machine.

Off lounge stairs to 1st floor landing, built in cupboard housing Biasi combi boiler.

BEDROOM 1 3.18 x 2.40

Window to front with pleasant views, access to loft.

BEDROOM 2 3.31 x 2.32

Window to front with pleasant views.

BEDROOM 3 2.34 x 1.80

Window to side, built in cupboard.

BATHROOM 2.05 x 1.50

Window to rear, bath with electric shower over and curtain, w c, wash basin. part tiled walls.

REAR

Fully enclosed and paved, right of way to the neighbouring property.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX Band B

WHAT3WORDS:meals.tenure.ferrying

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500.
Email: info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

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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.

FLOORPLAN



