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**1 Cader View, 26 Cambrian Road,
Tywyn Gwynedd LL36 0AG**

Guide price £175,000

A semi-detached double glazed and centrally heated 4 bedroomed house with off road parking and garage/workshop.

Energy Efficiency Rating : 57 (D)
Tenure : Freehold
Council Tax Band : D

1 Cader View, 26 Cambrian Road, Tywyn, Gwynedd, LL36 0AG

A semi-detached double glazed

and centrally heated 4 bedroomed house with off road parking, garage/ workshop.

Cader View is situated immediately to the rear of Tywyn railway station convenient to Tywyn High St and within a short walking distance of the promenade. Tywyn has a good range of retailers and amenities to include both a primary and secondary school.

The town is situated on the edge of the Dysynni estuary on the southern fringes of the Snowdonia National Park and the Cader Idris range. The historic former fishing village of Aberdyfi is also near by.

The accommodation (on 3 floors) is highlighted on the attached floor plan and is in need of some refurbishment and perhaps (subject to consent) incorporating the existing living room and sitting room into one large room.

TENURE:

Freehold

DISCLOSURE OF INTEREST

The clients are closely related to Aled Ellis.

SERVICES:

All mains services are connected

COUNCIL TAX:

Band

VIEWING:

Strictly by appointment with a sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Viewings preferably Friday, Saturday & Sunday

1 Cader View provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

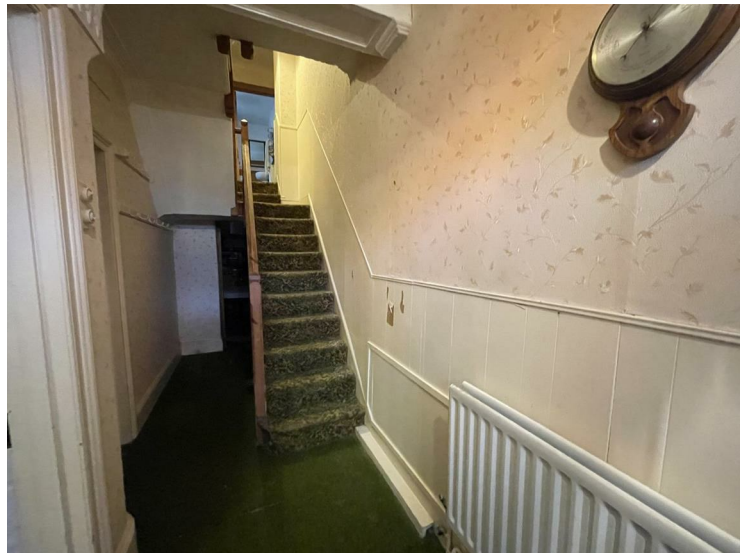
GROUND FLOOR

FRONT ENTRANCE DOOR TO

PORCH

with glazed entrance door to

RECEPTION HALLWAY



with stairs to first floor accommodation, under stairs storage cupboard and radiator. Door to

LIVING ROOM

14'6 x 11'4 max (4.42m x 3.45m max)



with bay window, gas fire on raised slate plinth with wooden mantle and surround. Cupboard and shelving to side. Radiator.

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SITTING ROOM

7'4 x 9'6 max (2.24m x 2.90m max)



with gas fire on a slate plinth with recess cupboards to side. Radiator.

KITCHEN/ DINING ROOM

15'2 x 10'9 max (4.62m x 3.28m max)



DINING AREA



with former fireplace, modern wall mounted Worcester Gas fired central heating boiler.

KITCHEN AREA



comprising single drainer stainless steel sink unit with mixer tap, base units with appliance spaces, eye level units, tiled splashbacks, cooker point and spot lights. Door and window to rear.

FIRST FLOOR ACCOMMODATION

REAR HALF LANDING

with large airing/storage cupboard and door to

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BATHROOM

6'9 x 7'7 (2.06m x 2.31m)



comprising wc, pedestal wash hand basin and bath with shower over and screen. Linen storage area, radiator, shaver point and light. Obscured window to side.

LANDING

with stairs to second floor, radiator and doors to

BEDROOM 1

9'2 x 9'5 (2.79m x 2.87m)



with vanity unit, radiator and window to rear.

BEDROOM 2

9'3 x 14'5 max (2.82m x 4.39m max)



with bay window, recess cupboard, vanity unit and radiator. Views over the town and towards the Dysynni estuary.

OFFICE

5'3 x 7'8 (1.60m x 2.34m)



with window to fore and radiator.

SECOND FLOOR ACCOMMODATION

HALF LANDING

with door to

STORE ROOM

11'8 x 6'8 (3.56m x 2.03m)

with window to side and radiator. This room could be utilised as a bedroom.

LANDING

with doors to

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BEDROOM 3

10'5 x 9'5 (3.18m x 2.87m)



with window to rear with sea views and radiator.

BEDROOM 4

11'9 x 15'2 max (3.58m x 4.62m max)



Formerly 2 bedrooms with radiator, 2 windows to fore with fine views over the town and Dysynni estuary.

EXTERNALLY

Small front garden with pedestrian access to front entrance door. Side vehicular hard standing leading to

DETACHED GARAGE/ WORKSHOP

13'3 x 16'3 (4.04m x 4.95m)

with up and over door. Power connected.

ATTACHED UTILITY SHED

9'1 x 5'8 (2.77m x 1.73m)

Power connected.

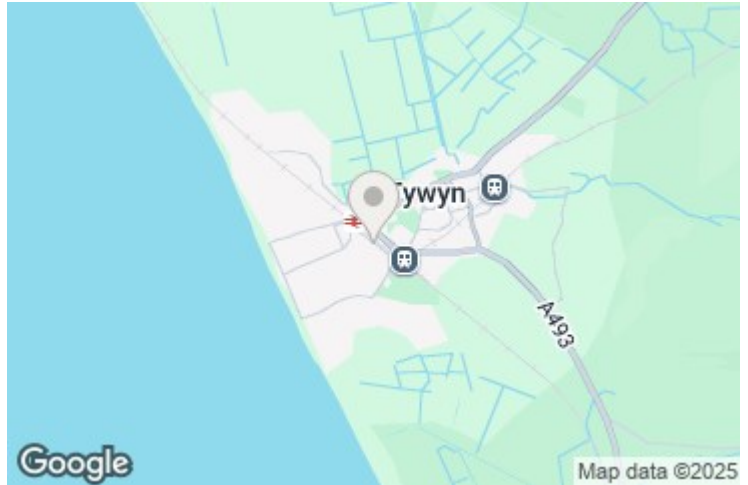
OUTSIDE WC

Enclosed yard and small lawned garden. Pedestrian right of way in favour of the attached house.

DIRECTIONS

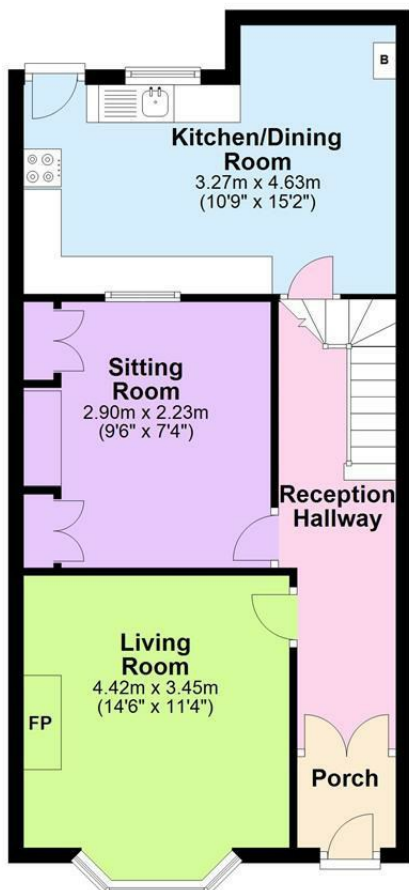
(OS Grid Ref: SH 58310 00601)

From Aberystwyth proceed North on the A487 coastal trunk road up Penglais hill through to Machynlleth for 20 miles before turning left immediately after Dyfi Bridge onto the A493. Proceed to Tywyn turning left immediately after the railway station (NOT at the Tallylyn narrow gauge station) onto Pier Road. Take the first turning left after the railway bridge and turn immediately left on to Cambrian road and 1 Cader View is the first house on the right hand side denoted by a for sale board.



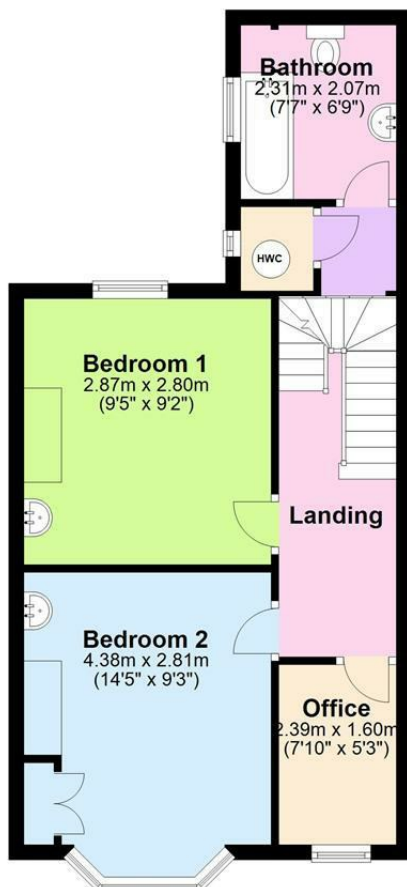
Ground Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



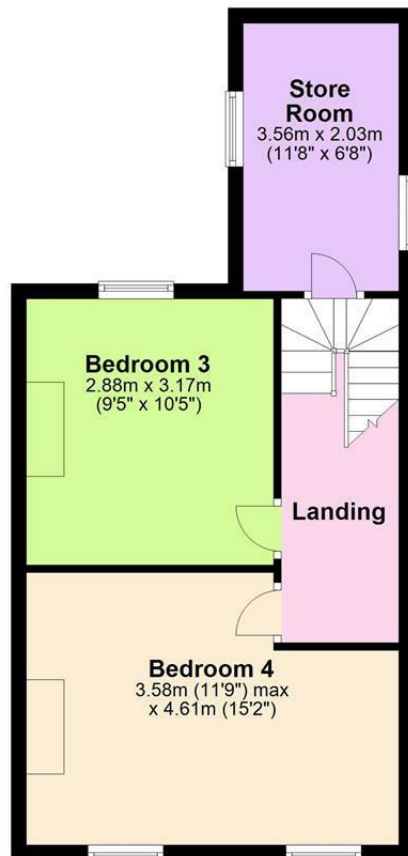
First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Second Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 139.7 sq. metres (1503.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Cader View, 26 Cambrian Road, TYWYN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	