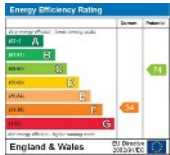


**8 DYSYNNI WALK
 TYWYN
 LL36 0BS**

PRICE £175,000 FREEHOLD



**2 bedroom bungalow
 Situated in a quiet residential cul-de-sac
 Adapted for wheelchair use
 Chain free**

This detached bungalow is ideally situated in a quiet residential cul-de-sac a short walk to the beach and amenities. Adapted for wheelchair use with wide doorways and sliding doors plus hard flooring throughout. With good sized lounge, kitchen / diner, 2 bedrooms and wet room shower. Outside front there is tarmac parking for several vehicles and open plan lawn, with gated access to the rear which is low maintenance fully tarmaced and enclosed.

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.

Upvc double glazed with electric panel heating, the bungalow comprises;

L SHAPED HALLWAY

Built in cupboard housing consumer unit and electric meter, built in airing cupboard housing hot water cylinder and slatted shelving, access to loft.

LOUNGE

5.16 x 3.59

Full height window and glazed door to rear, 2 wall mounted heaters, hatch to kitchen.

KITCHEN/DINER

4.94 x 3.0

Window to rear and side, glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, space for slide in cooker, plumbed for washing machine, wall mounted heater.

WET ROOM SHOWER

2.09 x 1.84

Window to side, w c, low level wash basin, electric shower and curtain, tiled walls.

BEDROOM 1

3.62 x 3.54

Full height window to front, wall mounted heater.

BEDROOM 2

3.00 x 2.34

Window to front, wall mounted heater.

OUTSIDE FRONT

Open plan lawn, gated access to rear, tarmac parking for several vehicles.

REAR GARDEN

Fully enclosed and tarmac.

SERVICES

Mains, electricity, mains water and drainage are connected.

COUNCIL TAX

Currently exempt.

VIEWING By appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email: info@welshpropertyservices.com

WHAT3WORDS: [grow.cheater.cries](#)

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."

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.

