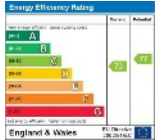


**ELAN HOUSE BUNGALOW  
TYWYN  
LL36 0AN**

**PRICE £270,000 freehold**



**Well presented three bedroom detached bungalow  
Situated in a quiet location within walking distance to the beach and town centre.  
Block paved parking for 3 vehicles, private, sheltered rear walled garden  
Detached home office/ studio.**

This well presented detached bungalow is situated just off Pier Road on a private residential lane a stones throw from the promenade and a short walk to the station and all amenities. Comprising a good sized lounge, dining area, sun room, well fitted Howdens kitchen, 3 bedrooms and bathroom. With private parking for 3 vehicles at the front, gated access either side to the rear fully enclosed garden laid to lawn with patio area, Summerhouse and detached home office with shower and toilet, this would make ideal peripheral guest accomodation. With upvc windows and doors and gas central heating. The boiler was replaced in 2024.

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 part glazed door to;

**LOBBY**

Built in cupboard housing consumer unit, half glazed door to:

**L SHAPED HALL**

2 built in cupboards, access to fully boarded loft with pull down ladder - Viessmann Vitodens combi boiler located here.

**LOUNGE/DINING ROOM** 5.76 x 3.63

Window to front, decorative fireplace with capped off gas point, open to;

**DINING AREA** 2.99 x 2.89

Sliding doors to rear and access to;

**SUN ROOM** 2.43 x 2.27

Windows on 3 elevations, French doors to rear, tiled floor, upvc clad ceiling.

**KITCHEN** 2.96 x 2.90

Window and glazed door to rear, Howdens base and wall units, laminate work top, composite sink and drainer, space for range style oven, plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled floor, part tiled walls.

**BEDROOM 1** 4.00 x 2.75 not including wardrobes , window to front, built-in wardrobes.

**BATHROOM** 2.64 x 1.95

Window to side, wash basin, w c, panelled shower cubicle with electric shower, extractor light, bath, part tiled walls part panelled walls,tiled floor, heated towel rail.

**BEDROOM 2** 3.74 x 2.90

Window to rear.

**BEDROOM 3** 3.00 x 2.12

Window to front.

**OUTSIDE FRONT**

Block paved parking for 3 vehicles, gated access to rear.

**REAR**

Fully enclosed laid to lawn with mature shrubs, paved patio, Summerhouse, tap and lighting. Detached fully insulated home office with

en-suite shower room, tiled floor, wall mounted panel heater.

**TENURE** The property is freehold.

**ASSESSMENTS** Band D.

**SERVICES** Mains water, electricity, gas 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

**WHAT3WORDS:** joked.instant.quintet

**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.

FLOORPLAN



