

**7 FAENOL ISAF
TYWYN
LL36 0DW**

Price £285,000 freehold



**3 bedroom detached dormer bungalow
Close to all amenities including promenade and beach
Enclosed rear garden, tarmac parking for 3 vehicles
Wraparound front garden - single garage
Upvc double glazed with electric heating
Chain free**

This detached dormer bungalow is ideally situated close to all amenities including the beach and promenade and opposite the school playing fields. Comprising, lounge, kitchen / dining room, ground floor double bedroom with 2 double bedrooms and bathroom on the 1st floor. The rear garden is fully enclosed laid to lawn with gated access to the tarmac parking for 2 vehicles . The property has upvc double glazing and electric heating.

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 property comprises composite door to;

LOBBY

Tiled floor, glazed door and side panel to;

HALL

Built in under stairs cupboard, built in storage cupboard.

CLOAKROOM

Window to side, w c, compact wash basin, tiled floor.

LOUNGE

4.25 x 3.65

Window to front and side, stone feature fireplace with open fire and tiled hearth, storage heater.

DINING ROOM

3.48 x 2.93

Sliding door to rear, tiled floor, open to;

KITCHEN

3.63 x 2.52

Window to side, half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, gas and electric cooker point, part tiled walls, tiled floor.

LEAN TO UTILITY

2.74 x 2.19

Windows on 2 elevations, half glazed door to side, tiled floor, poly carbonate roof plumbed for washing machine.

GROUND FLOOR BEDROOM

3.92 x 2.93

Window to front.

Stairs to first floor landing, window to side.

BATHROOM

2.23 x 1.65

Skylight, w c, wash basin, bath with shower head handset, part tiled walls, vinyl floor, built in airing cupboard housing hot water cylinder.

BEDROOM 2

3.48 x 3.28

Window to rear, built in wardrobe, storage heater, access to under eaves storage, loft access.

BEDROOM 3

3.59 x 3.29

Window to front, built in double wardrobe, access to under eaves storage, storage heater.

OUTSIDE FRONT

Tarmac parking for 3 vehicles, laid to lawn, gated access to side, access to garage.

OUTSIDE REAR

Fully enclosed, paved area, laid to lawn, access to rear of garage.

TENURE

The property is freehold.

ASSESSMENTS

Band E

SERVICES

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

WHAT3WORDS: letter.warthog.smirking

VIEWING

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

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.



