

**59 SANDILANDS ROAD
TYWYN
LL36 9AT**

OIEO £210,000 Freehold

Energy Efficiency Rating		Score	Potential
Current Rating	A	83	83
Current Rating	B	72	72
Current Rating	C	62	62
Current Rating	D	52	52
Current Rating	E	42	42
Current Rating	F	32	32
Current Rating	G	22	22
England & Wales		22	22



**Extended 3 bedroom semi-detached house
Fully enclosed rear garden
Gas centrally heated with upvc double glazing plus multi fuel stove
Block paved parking for several vehicles
Stunning Dysynni valley views from the rear**

This extended 3 bedroom semi detached house is situated on an exclusive estate of similar properties. Built originally by the MOD for the staff based at Morfa camp. Comprising entrance hallway leading to L shaped lounge/diner and conservatory: well fitted kitchen plus utility on the ground floor. 3 double bedrooms and bathroom on the 1st floor. With off road parking for 2 vehicles at the front, open plan garden laid to lawn and rear fully enclosed garden laid to lawn with beautiful views of the Dysynni valley to Cader Idris in the distance. Gas centrally heated with upvc double glazing.

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 storm porch with upvc wood effect half glazed door to:

ENTRANCE HALL

Window to front, stairs to 1st floor, under stairs cupboard housing electric consumer unit, door to:

DINING AREA 3.29 x 2.96

Window to rear, laminate floor, open to:

LOUNGE 5.74 x 3.96

Window to front, sliding doors to rear conservatory, tv point, multi fuel stove, with stone surround and slate hearth.

CONSERVATORY 3.60 x 3.82

Windows on 3 elevations, French doors to side, vaulted ceiling, laminate floor.

Off dining room, glazed double doors to;

KITCHEN 4.17 x 2.58

Window to front, base and wall units, laminate work top, ceramic sink and drainer, space for slide in oven with extractor over, part tiled walls, space for under counter fridge, plumbed for dishwasher, tiled floor, stable door to;

UTILITY 2.60 x 1.44

Window and half glazed door to rear, plumbed for washing machine, Worcester boiler located here, tiled floor.

Off entrance hallway, stairs to:

1ST FLOOR LANDING

Velux window to front, access to insulated loft, built in cupboard with slatted shelving, walk in storage cupboard.

BEDROOM 1 5.32 x 2.66

2 velux windows to front, French doors to rear with Juliet balcony and Dysynni valley views, wood flooring.

BATHROOM 2.62 x 1.67

Window to rear, vanity wash basin and w c, bath with shower head handset and glass screen, laminate floor, fully tiled walls, wall cabinet with mirrored front, heated towel rail, extractor.

BEDROOM 2 3.87 x 2.74

Window to front, built in double wardrobe with overhead storage.

BEDROOM 3 13`4 x 7`9

Window to rear, built in wardrobe with overhead storage.

OUTSIDE FRONT

Brick paved driveway with parking for 2 vehicles, laid to lawn, gate to side access to:

REAR

Fully enclosed, laid to lawn with paved and gravel area, shed and mature shrubs.

ASSESSMENTS Band C

TENURE Freehold.

SERVICES Mains water, gas, electricity 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:remit.freezing.surveyors

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

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.



