

**3 GWEL Y MOR  
TYWYN  
LL36 0AQ**

**Price £345,000 Freehold**

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| Energy Efficiency        | A | 41      | 42        |
| Environmental Impact     | B | 41      | 42        |
| Water Efficiency         | C | 41      | 42        |
| Heating Efficiency       | D | 41      | 42        |
| Water Heating Efficiency | E | 41      | 42        |
| Space Heating Efficiency | F | 41      | 42        |
| Water Heating Efficiency | G | 41      | 42        |

England & Wales



**Seafront townhouse**

**4 bedrooms - Open plan 1<sup>st</sup> floor living area**

**Bathroom, en-suite shower room, ground floor wet room**

**Parking and integral garage**

This seafront townhouse is in a terrace of only six. With uninterrupted views of Cardigan Bay and the promenade. Currently a holiday let through Lounge Lettings. Comprising ground floor bedroom, wet room and integral garage with utility area, open plan living / kitchen / diner on the 1st floor with access to the 18 foot balcony and top floor master bedroom with en-suite shower and a further 2 bedrooms plus bathroom. With tarmac parking for 2 vehicles and fully enclosed front garden area with the beach literally across the road.

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.

Gas centrally heated with upvc double glazing the property comprises:

#### **ENTRANCE HALL**

Tiled floor, under stairs storage, glazed door to rear.

#### **BEDROOM 1** 2.74 x 2.43

Window to front, tiled floor.

#### **GARAGE** 4.87 x 3.35

Electric up and over door, Worcester gas combi boiler located here, consumer unit.

#### **UTILITY AREA**

Tiled floor, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, integral fridge/freezer.

#### **WET-ROOM**

Window to front, tiled floor, part tiled walls, vanity wash basin, w c, heated towel rail, extractor.

#### **1ST FLOOR LANDING**

Glazed double doors to:

#### **OPEN PLAN LIVING AREA** 8.22 x 5.48

2 windows to rear, 2 French doors to front with access to 18 foot paved balcony with glass balustrade, timber floor, intercom system.

#### **KITCHEN**

White gloss units, laminate work-top, slide in oven with gas hob and extractor over, built in dishwasher and fridge, composite sink and drainer, part tiled walls.

Stairs to;

#### **SECOND FLOOR LANDING**

Access to loft, built in cupboard with slatted shelving.

#### **MASTER BEDROOM** 3.65 x 3.04

French doors to front with Juliet balcony.

#### **EN-SUITE SHOWER**

Tiled floor and walls, shower cubicle with concertina screen, vanity wash basin, w c, extractor.

#### **BEDROOM 3** 3.35 x 3.04

Window to rear.

#### **BEDROOM 4** 2.74 x 2.13

Window to front.

#### **BATHROOM** 2.43 x 2.13

Window to rear, tiled floor and walls, vanity wash basin, bath with shower over and glass screen, heated towel rail, extractor.

#### **OUTSIDE FRONT**

Fully enclosed gravel and part paved.

#### **REAR**

Tarmac parking for 2 vehicles.

#### **TENURE** The property is freehold.

#### **ASSESSMENTS** currently exempt.

#### **SERVICES** Mains water, gas, electricity and main drainage.

#### **WHAT3WORDS:**kiosk.hypocrite.shark

#### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email [info@welshpropertyservices.com](mailto: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**

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#### **LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



