

**20 MORFA CRESCENT
TYWYN
LL36 9AU**

Price £275,000 freehold



**2 bedroom timber framed bungalow
Situated in a private location
Close to the beach
A short drive to all amenities
Large plot with potential to develop (subject to planning)
In need of some modernisation**

This timber framed bungalow is situated in a very private location off Morfa Crescent surrounded by mature hedging. Built in the early 1980's and owned by the same family since it was built. Situated on a large plot which could offer potential to develop (subject to planning) or for those who like gardening, previously it had a productive fruit and vegetable area. The bungalow comprises entrance porch, utility cloakroom, kitchen, L shaped lounge / diner, sun room, 2 double bedrooms and bathroom. With full upvc double glazing and electric heating. The grounds are separated into different areas of lawn, mature planting and hedging, previous vegetable and fruit gardens, patio area, gravel parking for several vehicles and gated entrance with further parking in front plus the lay by at the entrance to the property included on the deeds. There is a good sized detached garage with power and shed behind. The sale is chain free. The bungalow would benefit from some modernisation.

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 accommodation comprises half glazed door to;

PORCH 2.91 x 1.46
Windows on 3 elevations, poly carbonate roof, vinyl floor, door to;

LOBBY 2.46 x 1.47
Window to front, access to small loft area, consumer unit.

UTILITY AREA AND CLOAKROOM 1.89 x 1.46
Window to rear, base and wall unit, stainless steel sink, plumbing for washing machine, w c, vinyl floor.

KITCHEN 3.75 x 2.69
Window to front, base and wall units, laminate work top, composite sink, ceramic hob, eye level oven and grill, part tiled walls, built in storage cupboard, airing cupboard with hot water cylinder and slatted shelving. Door to;

LOUNGE / DINER 7.14 x 4.30
Window to front and side, 2 storage heaters, door to;

INNER HALL 2.34 x 1.11 not inc
built in double cupboard. Original front door to;

SUN ROOM 5.85 x 2.75
Windows on 3 elevations, poly carbonate roof, door to front.

Off lounge door to;

INNER HALL
Access to part boarded loft with light.

BEDROOM 1 33.79 x 3.78
Window to side, storage heater, fitted wardrobes.

BATHROOM 3.00 x 2.39
Window to rear, bath, tiled shower cubicle, vanity wash basin and w c, storage heater.

BEDROOM 2 3.79 x 3.49
Window to side, storage heater.

OUTSIDE
Gated entrance to fully enclosed grounds, gravel parking for several vehicles, exterior power point, tap and lighting, mature hedging and shrubs, lawn, patio area, storage shed,

GARAGE 6.11 x 3.61
Electric roller door, door to side, power and lighting.

TENURE The property is freehold

ASSESSMENTS Band E

SERVICES Mains water, electricity and main drainage are connected.

WAHT3WORDS:residual.hosts.blotchy

VIEWING
By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertyservices.com

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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.

floorplan



