

**8 FFORDD DYFRIG  
TYWYN  
LL36 9EH**

**Price £215,000 Freehold**

Energy Efficiency Rating		Current	Potential
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		

England & Wales



**Deceptively spacious 4 bedroom semi detached dormer bungalow  
Fully enclosed rear garden  
Upvc double glazing and electric storage heating  
Would benefit from some modernising.**

This deceptively spacious semi detached dormer bungalow is situated on a quiet residential road of similar properties and within walking distance to all amenities including the local primary school. Upvc double glazed with electric storage heating. The property comprises entrance hallway leading to shower room, 2 bedrooms, lounge, kitchen, sun room and utility with cloakroom on the ground floor. With a further 2 bedrooms on the 1st floor. With tarmac driveway for 1 - 2 vehicles and open plan lawn at the front and fully enclosed rear garden laid to lawn with mature hedging. The property 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 property comprises glazed door to:

#### **L SHAPED HALLWAY**

Built in cupboard housing hot water cylinder and shelving, storage heater, consumer unit and electric meter, laminate floor.

#### **SHOWER** 2.10 x 1.92

Window to side, panelled walls, corner shower cubicle with electric shower, wash basin, w c, extractor, heated towel rail, wall mounted fan heater.

#### **BEDROOM 1** 3.62 x 3.50

Window to front, storage heater.

#### **BEDROOM 2** 3.15 x 2.55

Window to front, storage heater.

#### **LOUNGE** 5.43 x 3.65

Sliding doors to rear, laminate flooring, storage heater, stone feature fireplace, glazed door to:

#### **KITCHEN** 3.25 x 2.63

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, integral fridge, built in oven, ceramic hob, tiled floor, part tiled walls.

#### **SUN ROOM** 4.50 x 3.56

Window to rear, glazed door and side panels to side, laminate floor, storage heater.

#### **UTILITY** 3.40 x 2.49

Window and glazed door to front, tiled floor, plumbing for washing machine, separate cloakroom with w c and wash basin.

Off lounge, open stairs to:

#### **BEDROOM 3** 3.12 x 2.85

Window to rear, built in cupboards, stripped floorboards.

#### **BEDROOM 4** 4.69 x 2.61

Window to rear, built in cupboards, walk in under eaves cupboard, built in cupboard housing header tank, stripped floorboards.

#### **OUTSIDE FRONT**

Tarmac parking for 1-2 vehicles, laid to lawn.

#### **OUTSIDE REAR**

Fully enclosed, mature shrubs and hedging, paved patio, lawn.

#### **ASSESSMENTS** Band D

#### **TENURE** Freehold.

#### **SERVICES** Mains water, electricity and main drainage are connected.

#### **WHAT3WORDS: owner.backfired.dives**

#### **VIEWING**

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



