

**MORAWEL**  
**11 CORBETT AVENUE**  
**TYWYN**  
**LL36 0AH**

**PRICE £159,500 freehold**

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

England & Wales



**Two bedroom detached bungalow**  
**Situated in quiet residential location**  
**Close to the beach and all amenities**  
**In need of full modernisation**

This detached bungalow is situated within easy walking distance to the railway, shops and beach. Comprising spacious entrance hallway leading to L shaped lounge / diner, double and single bedroom, bathroom and kitchen. With open plan front garden laid to lawn , off road parking for 2-3 vehicles and fully enclosed rear garden. With upvc double glazing and electric heating, the bungalow would benefit from full 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 Tallylyn 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 upvc half glazed door to:

**HALLWAY**

Access to loft, built in cupboard - consumer unit located here, built in airing cupboard with slatted shelving and hot water cylinder.

**L SHAPED LOUNGE/DINER** 5.54 x 5.45  
Window to front and side, 2 storage heaters.

**KITCHEN** 3.02 x 2.46  
Window and half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, electric cooker point, plumbed for washing machine, part tiled walls, vinyl floor.

**BATHROOM** 2.00 x 1.80  
Window to side, bath, w c, wash basin, part tiled walls, vinyl floor, electric towel rail, wall mounted heater.

**BEDROOM 1** 3.38 x 3.13  
Window to rear, storage heater.

**BEDROOM 2** 3.38 x 2.30  
Window to rear, storage heater.

**LEAN TO CONSERVATORY / STORE** 3.13 x 1.64  
Poly carbonate roof, windows on 3 elevations, door either end.

**OUTSIDE FRONT**  
Laid to lawn, paved and gravel parking for 2-3 vehicles, gate either side to rear.

**REAR**  
Fully enclosed, part paved, laid to lawn, gate to front, mature shrubs and hedges.

**ASSESSMENTS** Band B

**TENURE** Freehold.

**SERVICES**

Mains water, electricity and main drainage are connected.

**WHAT3WORDS:thrashed.strides.countries**

**VIEWING** By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 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.





