

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

PRICE £169,500 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

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