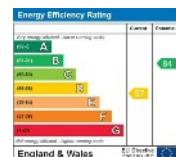


**32 IDRIS VILLAS
TYWYN
LL36 9AW**

Price guide £185,000 Freehold



4 bedroom mid terrace townhouse retaining many original features.

Situated close to all amenities

With open countryside and mountain views to front aspect

Gas centrally heated with upvc double glazing

This well presented mid terrace Edwardian townhouse is situated just off the centre of Tywyn close to all amenities. Comprising lounge - dining room, breakfast room and kitchen on the ground floor, bathroom plus separate w c and 2 double bedrooms on the 1st floor, double and single bedroom on the top floor. At the rear beyond the vehicular access is a garden area with shed and parking for a vehicle. With upvc double glazed windows and gas central heating. All front facing windows of the property have unobstructed views across open fields of the Dysynni valley and Cader Idris in the distance.

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, Dyfi Estuary and Cadair Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdyfi. Sailing and all water sports are very popular at both Aberdyfi and Tywyn plus sea and river fishing within easy distance.

The property comprises:-

Upvc half glazed door to porch with quarry tiled floor, gas meter located here. Half glazed door to:

HALLWAY

Minton tiled floor, part panelled walls, coving.

LOUNGE / DINING ROOM 6.85 x 3.47 not inc bay window to front with spectacular open views of the Dysynni Valley, window to rear, brick feature fireplace (there are no chimneys in this property), bt and t v point, picture rail, coving, door to;

BREAKFAST ROOM 3.03 x 2.84

Windows and half glazed door to side, consumer unit located here, under stairs cupboard, open to;

KITCHEN 3.68 x 2.49

Window to side and rear, base and wall units, larder cupboard, laminate work top, stainless steel sink and drainer, gas cooker, washing machine, part tiled walls, vinyl floor, extractor, Heatline boiler located here (serviced annually by British Gas).

Off entrance hallway stairs to 1st floor half landing with velux window to side.

BATHROOM 2.81 x 1.93

Window to rear, P shaped bath with electric shower over and glass screen, w c, wash basin, fully tiled walls, vinyl floor, loft access.

SEPARATE W C

Window to side, part tiled walls.

Stairs to 1st floor landing with under stairs cupboard.

BEDROOM 1 4.73 x 3.37

Window to front, original cast iron fireplace.

BEDROOM 2 3.43 x 2.77

Window to rear, cast iron fireplace.

Stairs to

BEDROOM 3

4.70 x 3.28

Large window to rear with pleasant views.

BEDROOM 4

4.67 x 2.94

Velux window to front, cast iron fireplace, at present a large model railway fully occupies this room. The track work, basic scenery and controller can be included in the sale.

OUTSIDE FRONT

Wrought iron railings, small garden area.

OUTSIDE REAR

Gated yard with tap, vehicular access, rear garden area independent of the yard - in need of landscaping, concrete parking for a vehicle, light.

COUNCIL TAX

Band C

SERVICES Mains water, electricity, gas and main drainage are connected.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654-71050 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.

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Approximate Gross Internal Area = 126.6 sq m / 1362 sq ft

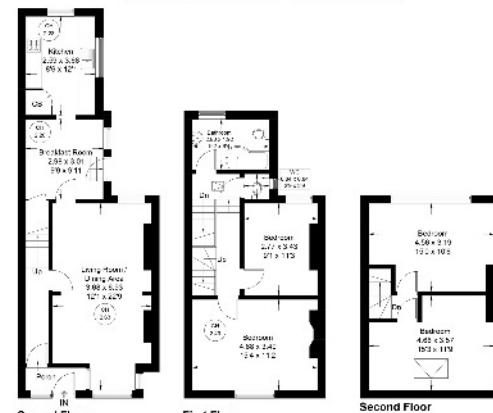


Illustration for advertising purposes only
Measurements are approximate and in metres





