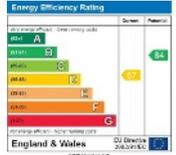


**17 STATION ROAD
TYWYN
LL36 9AH**

£285,000 Freehold freehold



**Immaculately presented end terrace townhouse
Centrally situated
4 double bedrooms plus office / bedroom 5
Front garden and off road parking for 2 vehicles**

This immaculately presented end terrace townhouse is centrally located with all amenities on the doorstep. Refurbished since 2022 to include new flooring throughout, Partial new upvc windows and composite doors, new kitchen, adding a shower room on the ground floor-perfect for coming off the beach, refitting the 1st floor shower room, redecorating completely and landscaping the front garden by creating the parking area, bin store, erecting storage shed and paving the patio and front path. The property comprises open plan lounge diner, kitchen and shower room on the ground floor with 2 double bedrooms and shower room on the 1st floor and a further 2 double bedrooms plus office or single bedroom on the top floor.

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 Tal y Llyn Railway is literally on the doorstep. The mainline railway is on the beautiful Cambrian coastline and a direct link to Birmingham.

The accommodation comprises:

ENTRANCE HALLWAY

LVT flooring, built in cupboard housing consumer board and electric meter, glazed door to:

LOUNGE / DINER 6.56 x 3.48

Bay window to front, LVT flooring, under stairs cupboard, glazed door to:

KITCHEN 5.15 x 2.44

Window to side, LVT flooring, base units, laminate work top, ceramic sink, Bosch induction hob and built in oven, plumbing for washing machine, integral wine fridge, part tiled walls, extractor, door to:

SHOWER ROOM 3.63 x .84

Composite door to rear, LVT flooring, tiled shower cubicle, w c, vanit wash basin, extractor, built in cupboard housing Worcester combi boiler, heated towel rail.

Off entrance hall, stairs to 1st floor landing.

SHOWER ROOM 2.24 x 1.99

Window to rear, built in cupboard, vanity wash basin, w c, walk in shower with overhead and handheld shower plus glass screen, heated towel rail.

BEDROOM 1 2.91 x 2.84

Window to rear.

BEDROOM 2 (main) 4.55 x 3.57

2 windows to front.

Stairs to 2nd floor landing, access to loft, window to rear.

BEDROOM 3 2.91 x 2.84

Window to rear.

BEDROOM 4 3.57 x 2.63

Window to front and side.

BEDROOM 5 / OFFICE 2.62 x 1.91

Window to front.

OUTSIDE FRONT

Gravel parking for 2 vehicles, bin store, gated access to garden, laid to lawn, paved path and patio, storage shed.

OUTSIDE REAR

Right of way shared with the terrace.

TENURE The property is freehold.

ASSESSMENTS Band C

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

WHAT3WORDS: gardens.fakes.corporate

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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