

**ELAN HOUSE BUNGALOW
TYWYN
LL36 0AN**

PRICE £275,000 freehold



**Well presented three bedroom detached bungalow
Situated in a quiet location within walking distance to the beach and town centre.
Block paved parking for 3 vehicles, private, sheltered rear walled garden
Detached home office/ studio.**

This well presented detached bungalow is situated just off Pier Road on a private residential lane a stones throw from the promenade and a short walk to the station and all amenities. Comprising a good sized lounge, dining area, sun room, well fitted Howdens kitchen, 3 bedrooms and bathroom. With private parking for 3 vehicles at the front, gated access either side to the rear fully enclosed garden laid to lawn with patio area, Summerhouse and detached home office with shower and toilet, this would make ideal peripheral guest accomodation. With upvc windows and doors and gas central heating. The boiler was replaced in 2024.

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 part glazed door to;

LOBBY

Built in cupboard housing consumer unit, half glazed door to:

L SHAPED HALL

2 built in cupboards, access to fully boarded loft with pull down ladder - Viessmann Vitodens combi boiler located here.

LOUNGE/DINING ROOM 5.76 x 3.63

Window to front, decorative fireplace with capped off gas point, open to;

DINING AREA 2.99 x 2.89

Sliding doors to rear and access to;

SUN ROOM 2.43 x 2.27

Windows on 3 elevations, French doors to rear, tiled floor, upvc clad ceiling.

KITCHEN 2.96 x 2.90

Window and glazed door to rear, Howdens base and wall units, laminate work top, composite sink and drainer, space for range style oven, plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled floor, part tiled walls.

BEDROOM 1 4.00 x 2.75 not including wardrobes , window to front, built-in wardrobes.

BATHROOM 2.64 x 1.95

Window to side, wash basin, w c, panelled shower cubicle with electric shower, extractor light, bath, part tiled walls part panelled walls, tiled floor, heated towel rail.

BEDROOM 2 3.74 x 2.90

Window to rear.

BEDROOM 3 3.00 x 2.12

Window to front.

OUTSIDE FRONT

Block paved parking for 3 vehicles, gated access to rear.

REAR

Fully enclosed laid to lawn with mature shrubs, paved patio, Summerhouse, tap and lighting. Detached fully insulated home office with

en-suite shower room, tiled floor, wall mounted panel heater.

TENURE The property is freehold.

ASSESSMENTS Band D.

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) 710500 info@welshpropertyservices.com

WHAT3WORDS: joked.instant.quintet

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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.

FLOORPLAN



