

**28 AR Y DON
TYWYN
LL36 0DS**

Price £288,750

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

England & Wales



**Well presented 3 bedroom detached extended bungalow situated on this exclusive cul-de-sac
Close to all amenities including promenade and beach
Fully enclosed rear garden, parking for 2 vehicles on the tarmac driveway
Open plan front garden - single garage
Upvc double glazed with gas central heating**

This well presented spacious 3 bedroom detached bungalow is ideally situated close to all amenities including the beach and promenade. Comprising lobby, entrance hallway, living room/diner kitchen, utility, 2 double bedrooms and a good sized single plus shower room. The rear garden is fully enclosed with a large Summerhouse paved area and small lawn, open plan front garden and tarmac parking for 2 vehicles and access to the single garage. The bungalow has superfast broadband.

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.

Gas centrally heated with upvc double glazed windows and doors throughout, the property comprises part glazed door and side panel to:

LOBBY

Vinyl floor, consumer unit located here, timber glazed door and side panels to:

ENTRANCE HALL

Access to loft, LVT flooring.

LOUNGE 5.12 x 3.59

Window to side, open to:

DINING AREA 3.55 x 3.52

Sliding doors to rear, double doors to:

KITCHEN 4.42 x 3.06

Window and half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, space for eye level oven, gas hob, part tiled walls, laminate floor.

UTILITY 2.59 x 1.38

Window to rear, tiled floor and walls, plumbed for washing machine, plumbing in situ for w c and former shower.

Off entrance hall to:

BEDROOM 1 3.57 x 3.40 not inc wardrobes.

Window to front, 2 built-in wardrobes.

BEDROOM 2 3.31 x 3.09

Window to side.

BEDROOM 3 2.57 x 3.41

Window to front, laminate floor.

SHOWER ROOM 2.70 x 1.53

Window to side, wash basin, w c, large shower cubicle with glass screen, tiled walls, LVT flooring built in cupboard housing Viessmann combi boiler.

OUTSIDE FRONT

Tarmac parking for 2 vehicles, open plan lawn, gated access either side to rear, access to single garage.

GARAGE 4.93 x 2.82

Double doors to front, power.

REAR

Fully enclosed, laid to lawn, paved area, gated access either side to front, tap and lighting.

SUMMERHOUSE 4.58 x 3.34

Upvc French doors and window to front, vinyl floor, power and lighting.

TENURE The property is freehold.

ASSESSMENTS Band D

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

WHAT3WORDS:headset.handyman.motel

VIEWING

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



