



Welsh Property Services

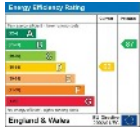
01654 710500

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**28 WARWICK PLACE
TYWYN
LL36 0DH**

£235,000 freehold



**Well presented 2 bedroom bungalow
Enclosed rear garden, tarmac driveway and integral garage
Easy walking distance to the promenade, town centre and all amenities**

Company Registration Number: 10048640 (Wales)

J & J Property Services (Wales) Limited

VAT No: 236 0365 26

This well presented bungalow is situated just a minutes walk to the beach and promenade and within easy walking distance to the town centre and all amenities. Comprising entrance hallway leading to lounge / diner, kitchen, conservatory, 2 double bedrooms and bathroom plus integral garage with utility area. Accessed via a pedestrian walkway to the front door or from the rear where the tarmac parking and integral garage are located. The front garden is open plan laid to lawn and the rear is fully enclosed laid to lawn with patio area. With upvc double glazed windows and doors and gas central heating.

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 accommodation comprises half glazed door to;

L SHAPED HALL

Built-in cupboard housing 'Worcester' combi' boiler, access to loft.

LOUNGE 6.25 x 3.34

Window to front, triple glazed sliding doors to rear, composite fireplace with electric fire.

KITCHEN 3.00 x 3.00

Window and half glazed door to rear, contemporary units, laminate work top, stainless steel sink and drainer, built in oven, gas hob, vinyl floor, part tiled walls, heated towel rail.

CONSERVATORY 3.32 x 3.09

Brick base with windows on 2 elevations, door to rear, polycarbonate roof, door to garage.

BEDROOM 1 4.82 x 2.70

Window to front, built in wardrobe.

BEDROOM 2 4.39 x 2.70

Window to side, built in wardrobe.

BATHROOM 2.34 x 1.97

Window to front, vanity wash basin, w c, bath with electric shower over and curtain, heated towel rail, part tiled walls, tiled floor, extractor.

INTEGRAL GARAGE 5.38 x 2.72

Electric roller door to front, utility area plumbed for washing machine, base units, laminate work top, stainless steel sink and drainer, consumer unit located here.

OUTSIDE FRONT

Open plan lawn with paved path to front door.

REAR

Fully enclosed, laid to lawn, flower border, patio, outside tap, tarmac parking for 1 vehicle.

TENURE The property is freehold.

ASSESSMENTS Band C

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

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertyservices.com

WHAT3WORDS; stack.dorms.broadcast

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.

28 Warwick Plance Tywyn, Gwynedd, LL36 0DH

Approximate Gross Internal Area (Including Garage)
93.8 sq m / 1010 sq ft

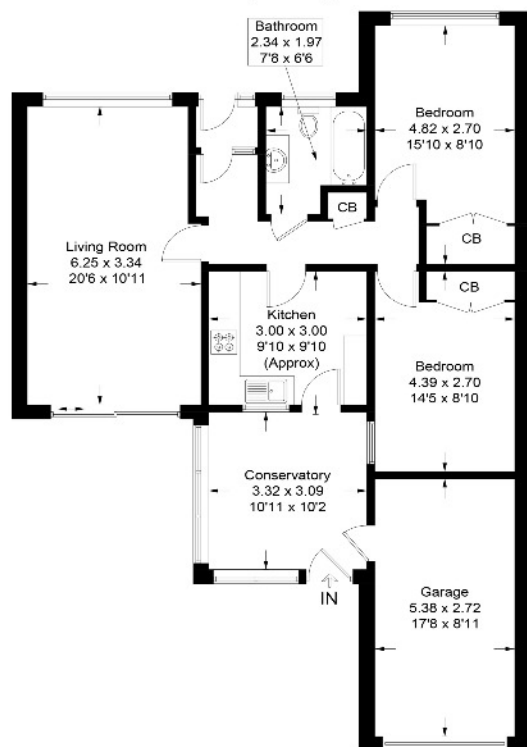


Illustration for identification purposes only.
measurements are approximate, not to scale.





