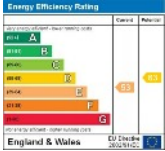


**8 FFORDD DYFRIG
TYWYN
LL36 9EH**

Price £195,000 Freehold



**Deceptively spacious 4 bedroom semi detached dormer bungalow
Fully enclosed rear garden
Upvc double glazing and electric storage heating
Would benefit from some modernising.**

This deceptively spacious semi detached dormer bungalow is situated on a quiet residential road of similar properties and within walking distance to all amenities including the local primary school. Upvc double glazed with electric storage heating. The property comprises entrance hallway leading to shower room, 2 bedrooms, lounge, kitchen, sun room and utility with cloakroom on the ground floor. With a further 2 bedrooms on the 1st floor. With tarmac driveway for 1 - 2 vehicles and open plan lawn at the front and fully enclosed rear garden laid to lawn with mature hedging. The property would benefit from some modernisation.

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 glazed door to:

L SHAPED HALLWAY

Built in cupboard housing hot water cylinder and shelving, storage heater, consumer unit and electric meter, laminate floor.

SHOWER 2.10 x 1.92

Window to side, panelled walls, corner shower cubicle with electric shower, wash basin, w c, extractor, heated towel rail, wall mounted fan heater.

BEDROOM 1 3.62 x 3.50

Window to front, storage heater.

BEDROOM 2 3.15 x 2.55

Window to front, storage heater.

LOUNGE 5.43 x 3.65

Sliding doors to rear, laminate flooring, storage heater, stone feature fireplace, glazed door to:

KITCHEN 3.25 x 2.63

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, integral fridge, built in oven, ceramic hob, tiled floor, part tiled walls.

SUN ROOM 4.50 x 3.56

Window to rear, glazed door and side panels to side, laminate floor, storage heater.

UTILITY 3.40 x 2.49

Window and glazed door to front, tiled floor, plumbing for washing machine, separate cloakroom with w c and wash basin.

Off lounge, open stairs to:

BEDROOM 3 3.12 x 2.85

Window to rear, built in cupboards, stripped floorboards.

BEDROOM 4 4.69 x 2.61

Window to rear, built in cupboards, walk in under eaves cupboard, built in cupboard housing header tank, stripped floorboards.

OUTSIDE FRONT

Tarmac parking for 1-2 vehicles, laid to lawn.

OUTSIDE REAR

Fully enclosed, mature shrubs and hedging, paved patio, lawn.

ASSESSMENTS Band D

TENURE Freehold.

SERVICES Mains water, electricity and main drainage are connected.

WHAT3WORDS: owner.backfired.dives

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 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.

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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.



