

**5 YNYS ENLLI
TYWYN
LL36 0AE**

PRICE £295,000 FREEHOLD



**Spacious 3 bedroom - 2 bathroom dormer bungalow
Situated close too all amenities including the beach and promenade**

CHAIN FREE

This spacious detached dormer bungalow is situated in a quiet residential location close to the beach and all amenities. Comprising lounge, kitchen, dining room, conservatory, bedroom and bathroom on the ground floor with a further 2 bedrooms and shower room on the 1st floor. The front garden is low maintenance laid to lawn with gravel parking for several vehicles, gated access to the rear maturely planted and enclosed South West facing rear garden. This property is chain free.

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 Tallyllyn 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 part timber and part upvc double glazing, the property comprises:

PORCH 2.24 x 1.82
Upvc half glazed door, window to side, tiled floor, glazed door and side panels to;

L SHAPED HALLWAY
Under stairs cupboard, door to:

LOUNGE 6.46 x 3.66
Timber window to front and side, decorative fireplace, glazed door to:

DINING ROOM 3.66 x 3.04
Patio doors to rear, glazed double doors to:

KITCHEN 3.12 x 3.00
Upvc window to rear, cream units, laminate work top, stainless steel sink and drainer, induction hob, eye level oven and grill, integral fridge and dishwasher, part tiled walls, vinyl flooring.

UTILITY 4.86 x 1.74
Upvc glazed door to side, upvc window to rear, tiled floor, base and wall units, laminate work top, stainless steel sink and drainer, induction hob, plumbed for washing machine, Ideal combi boiler located here, door to;

GARAGE 5.46 x 3.09
Up and over door.

Off dining room, sliding doors to;

CONSERVATORY 3.61 x 2.79
Polycarbonate vaulted roof, French doors to side, tiled floor.

GROUND FLOOR BEDROOM 3.75 x 2.76
Timber window to front.

BATHROOM 2.66 x 1.66
Timber window to side, w c, wash basin, bath, tiled walls, vinyl floor.

Off entrance hallway stairs to:

1ST FLOOR LANDING
Skylight, built in under eaves cupboard with shelving.

SHOWER ROOM 1.63 x 1.60
Skylight, w c, wash basin, shower cubicle, tiled walls, vinyl floor, small loft access.

BEDROOM 2 3.79 x 3.0
Timber window to front, access to under eaves storage.

BEDROOM 3 3.05 x 3.0
Upvc window to rear, access to under eaves storage.

OUTSIDE FRONT
Laid to lawn with mature shrubs, gated access to rear, gravel parking for several vehicles.

REAR GARDEN
Enclosed with mature planting, laid to lawn, paved patio area, outside tap and light.

SERVICES
Mains gas, electricity, water and drainage.

COUNCIL TAX Band E

WHAT3WORDS:

MONEY LAUNDERING REGULATIONS

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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.



