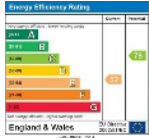


**TY MAWR COTTAGE
TYWYN
LL36 9HP**

Price £375,000 Freehold



3 Bedroom detached house
Situated in a rural location a ¼ mile from the centre of Tywyn
Partially refurbished with new roof-central heating system and multi fuel stove (2023)
In need of some modernisation.

Ty Mawr Cottage is situated a short walk from all amenities in a rural location on the edge of Tywyn. Partially refurbished in 2023 to include new roof, soffits and fascias, new central heating system and installation of multi fuel stove. The property comprises entrance via a generous conservatory leading to dining room, farmhouse kitchen, lounge and cloakroom on the ground floor and 3 double bedrooms and shower room upstairs. With gravel parking for several vehicles, access all round the property to paved terrace, elevated garden area, stone shed and garage. Gas centrally heated with a mixture of upvc, timber and metal windows. The property would benefit from some further 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 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.

The property comprises door to:

CONSERVATORY 4.38 x 4.04

Door to rear, vaulted poly carbonate roof, tiled floor, door to:

DINING ROOM 4.10 x 3.35

Stripped timber floor, fireplace (in working order) with slate hearth and lintel, door to:

KITCHEN 4.87 x 3.72

Windows on 2 elevations, access to loft area, base and wall units, space for range style cooker, Worcester boiler located here, plumbing for washing machine and dishwasher, tiled floor, door to:

LEAN TO PORCH

Windows on 2 elevations, door to side, tiled floor. Off kitchen door to:

LIVING ROOM 7.59 x 3.84

Windows to front, rear and side, stone inglenook fireplace with multi fuel stove on slate hearth, beamed ceiling, built in cupboard housing consumer unit and electric meter, door to:

INTERNAL HALLWAY

Tiled floor, under stairs cupboard with window to front, staircase.

CLOAKROOM

Window to front, tiled floor, w c, wash basin.

Stairs to 1st floor landing, window to front,

BEDROOM 1 4.01 x 3.79

Window to side.

BEDROOM 2 3.80 x 3.47

Window to front, original cast iron fireplace.

WINDOW 3 4.01 x 3.34

Window to side, built in cupboard housing pressurized hot water cylinder, access to loft.

SHOWER ROOM 3.28 x 1.65

Skylight, tiled walk in cubicle with Mira electric shower, wash basin, w c, vinyl floor, heated towel rail.

OUTSIDE

Gated access to gravel parking for several vehicles, paved rear terrace, steps to elevated area in need of landscaping. Stone built storage shed 3.71 x 3.35 with power and garage 8.53 x 5.89 with power.

TENURE The property is freehold.

ASSESSMENTS Band E

SERVICES Mains water, gas, electricity and septic tank are connected. Septic tank is located on neighbouring farm land with right of access.

WHAT3WORDS: bubble.replied.series

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 thereof

