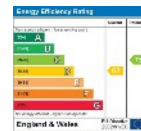


**SWN Y DON  
CORBETT AVENUE  
TYWYN  
LL36 0DF**

**Price £445,000 freehold**



**6 Bedroom semi detached house  
Situated just off the promenade- Fully refurbished in 2022  
Enclosed rear paved garden and double detached garage**



This impressive 6 bedroom semi detached Edwardian townhouse is situated just off the promenade and within short walking distance to all amenities. Fully refurbished in 2022 to include plumbing, wiring including hardwired internet ports in most rooms, plastering, new kitchen, 2 en-suite shower rooms and new family bathroom. The property comprises a large well fitted kitchen diner, utility, ground floor cloakroom with shower plus 2 large reception rooms on the ground floor. With 4 double bedrooms; 2 with en-suite showers and family bathroom on the 1<sup>st</sup> floor and a further 2 double bedrooms on the top floor. Swn y Don also has the benefit of a cellar which has been converted into a games room. With a small fully enclosed garden to the front leading to the side and fully enclosed rear patio garden. There is also the benefit of a double detached garage/workshop. Upvc double glazed throughout with 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 Talylllyn 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 composite door to;

#### **HALLWAY**

Staircase, 2 windows to side, laminate floor, access to cellar/ games room.

#### **LIVING ROOM** 18'4 x 15'3

Bay window to front, open fireplace with wood burning stove on slate slab.

#### **DINING ROOM** 16'2 x 11'6

Half glazed French doors to rear with glazed side panels, laminate floor.

#### **CELLAR/GAMES ROOM** 12' x 10' approx

Carpeted with power and lighting.

#### **KITCHEN /DINER** 29' x 14' into bay.

Bay window to side plus 2 windows at the kitchen end, tiled floor, Wren units, laminate work top and breakfast bar, composite sink and drainer, 2 eye level ovens, induction hob and extractor over, integral larder fridge and separate freezer, integral dishwasher, integral concealed bins, part tiled walls, door to;

#### **UTILITY** 9'8 x 7'8

Half glazed door and window to rear, plumbed for washing machine, space for tumble drier, built in cupboard housing Worcester boiler, pressurized hot water cylinder, consumer unit.

#### **SHOWER ROOM** 9'3 x 3'5

Window to rear, tiled walls and floor, w c, vanity wash basin, shower cubicle with electric shower, extractor, heated towel rail.

Off entrance hallway stairs to 1<sup>st</sup> floor landing.

#### **BEDROOM 1** 18'6 x 13'2

Bay window to front, door to side with access to balcony.

#### **EN-SUITE** 7'8 x 3'5

Tiled floor and walls, wash basin with led mirrored cabinet, w c, extractor, towel rail.

#### **BEDROOM 2** 11' x 9'

Window to front.

#### **BEDROOM 3** 12'3 x 10'6 not inc recess.

Window to rear.

#### **BEDROOM 4** 11'2 x 10'5

2 windows to rear.

#### **EN-SUITE** 7'4 x 3'7

Tiled walls and floor, w c, wash basin with led mirrored cabinet, shower cubicle with electric shower, towel rail, extractor.

#### **BATHROOM** 12'5 x 6'6

3 windows to side, tiled walls and floor, large shower cubicle with shower head handset and waterfall shower, w c, wash basin with led mirrored cabinet, freestanding roll top bath with shower head handset, extractor, towel rail.

Stairs to top floor.

#### **BEDROOM 5** 19'2 x 15'5 into recess.

Window to front, velux to side, open under eaves storage.

#### **BEDROOM 6** 18' x 11'9

Window to rear, velux to side, 2 open under eaves storage areas.

#### **OUTSIDE FRONT**

Wrought iron railings enclose small front garden, laid to lawn with paved path to side.

#### **OUTSIDE REAR**

Gated access to enclosed yard, paved patio and gravel area. Access to detached garage/workshop with electric up and over door.

#### **TENURE** The property is freehold

#### **ASSESSMENTS** Band E

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

#### **WHAT3WORDS:** trickles.hunter.homelands

#### **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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