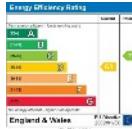


Price £445,000 freehold

SWN Y DON
CORBETT AVENUE
TYWYN
LL36 0DF



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 1st 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 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 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 1st 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

Window to front.

11' x 9'

BEDROOM 3

Window to rear.

12'3 x 10'6 not inc recess.

BEDROOM 4

2 windows to rear.

11'2 x 10'5

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.

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.



