

**7 FAENOL ISAF
TYWYN
LL36 0DW**

Price £285,000 freehold



**3 bedroom detached dormer bungalow
Close to all amenities including promenade and beach
Enclosed rear garden, tarmac parking for 3 vehicles
Wraparound front garden - single garage
Upvc double glazed with electric heating
Chain free**

This detached dormer bungalow is ideally situated close to all amenities including the beach and promenade and opposite the school playing fields. Comprising, lounge, kitchen / dining room, ground floor double bedroom with 2 double bedrooms and bathroom on the 1st floor. The rear garden is fully enclosed laid to lawn with gated access to the tarmac parking for 2 vehicles . The property has upvc double glazing and electric 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;

LOBBY

Tiled floor, glazed door and side panel to;

HALL

Built in under stairs cupboard, built in storage cupboard.

CLOAKROOM

Window to side, w c, compact wash basin, tiled floor.

LOUNGE

4.25 x 3.65

Window to front and side, stone feature fireplace with open fire and tiled hearth, storage heater.

DINING ROOM

3.48 x 2.93

Sliding door to rear, tiled floor, open to;

KITCHEN

3.63 x 2.52

Window to side, half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, gas and electric cooker point, part tiled walls, tiled floor.

LEAN TO UTILITY

2.74 x 2.19

Windows on 2 elevations, half glazed door to side, tiled floor, poly carbonate roof plumbed for washing machine.

GROUND FLOOR BEDROOM

3.92 x 2.93

Window to front.

Stairs to first floor landing, window to side.

BATHROOM

2.23 x 1.65

Skylight, w c, wash basin, bath with shower head handset, part tiled walls, vinyl floor, built in airing cupboard housing hot water cylinder.

BEDROOM 2

3.48 x 3.28

Window to rear, built in wardrobe, storage heater, access to under eaves storage, loft access.

BEDROOM 3

3.59 x 3.29

Window to front, built in double wardrobe, access to under eaves storage, storage heater.

OUTSIDE FRONT

Tarmac parking for 3 vehicles, laid to lawn, gated access to side, access to garage.

OUTSIDE REAR

Fully enclosed, paved area, laid to lawn, access to rear of garage.

TENURE

The property is freehold.

ASSESSMENTS

Band D

SERVICES

Mains water, gas, electricity and main drainage are connected.

WHAT3WORDS: letter.warthog.smirking

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertyservices.com

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



