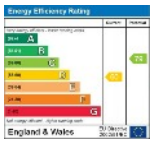
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com



16 MAENGWYN STREET
TYWYN
LL36 9DW

PRICE £150,000 Freehold

3 Bedroom end terrace cottage
Situated on the edge of the town
Rural views from the front
Gas centrally heated - Upvc double glazed
Enclosed paved rear yard.

Spacious end terrace cottage situated on the edge of town, a short walk to all amenities. Comprising entrance lobby leading to a good sized lounge / dining area and galley kitchen on the ground floor. With 3 bedrooms and bathroom on the 1st floor. With roadside frontage and enclosed paved rear yard with gated access off the street and right of way to the neighbouring cottage. The cottage is gas centrally heated with upvc wood effect double glazing. It would make the perfect 1st time buyers residence.

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 accommodation comprises half glazed door to:

LOBBY
Window to front. laminate floor, consumer unit and electric meter located here, glazed door to:

LOUNGE/DINER 5.56 x 4.46
Window to front, stone feature wall, under stairs cupboard, laminate floor.

KITCHEN 4.05 x 1.66
Window to rear and side, half glazed door to rear, base and wall units, built in oven, ceramic hob, part tiled walls, laminate floor, plumbed for washing machine.

Off lounge stairs to 1st floor landing, built in cupboard housing Biasi combi boiler.

BEDROOM 1 3.18 x 2.40
Window to front with pleasant views, access to loft.

BEDROOM 2 3.31 x 2.32
Window to front with pleasant views.

BEDROOM 3 2.34 x 1.80
Window to side, built in cupboard.

BATHROOM 2.05 x 1.50
Window to rear, bath with electric shower over and curtain, w c, wash basin. part tiled walls.

REAR
Fully enclosed and paved, right of way to the neighbouring property.

SERVICES
Mains gas, electricity, water and drainage.

COUNCIL TAX Band B

WHAT3WORDS:meals.tenure.ferrying

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500.
Email: info@welshpropertyservices.com

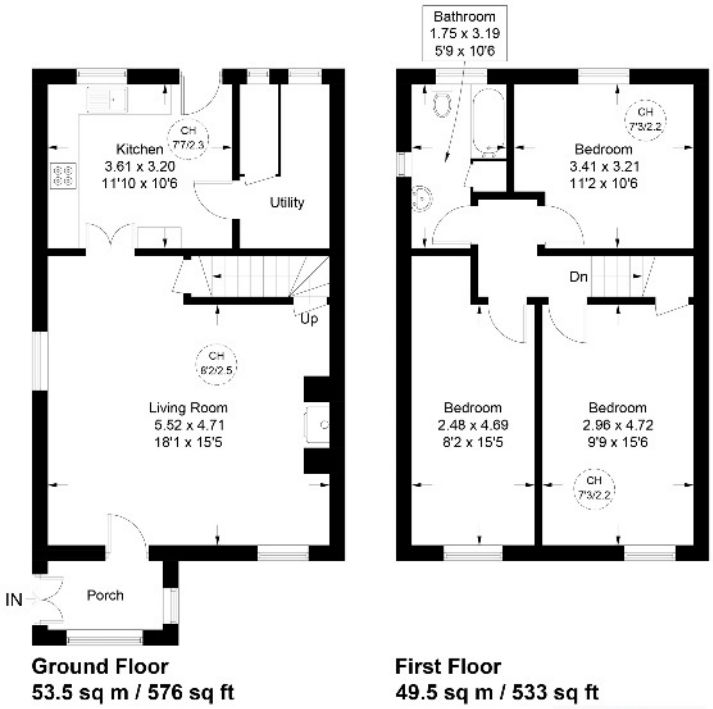
MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer 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 therefore may be subject to a small margin of error.

16 Maengwyn Street, TYWYN, LL36 9DW

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft



Ground Floor
53.5 sq m / 576 sq ft

First Floor
49.5 sq m / 533 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy & Property EPC4U Consultants