

**9 TAL Y LLYN DRIVE
TYWYN
LL36 0BA**

£190,000 freehold



**Well presented 2 bedroom link detached bungalow
situated in a quiet residential location close to the beach and all amenities
Low maintenance front and rear garden,
off road parking for 2 cars, upvc double glazed, gas central heating.**

This link detached 2 bedroom bungalow is ideally located close to the beach and all amenities. Comprising entrance hallway leading to a good sized lounge/diner, galley kitchen, bathroom double and single bedroom. Gas centrally heated with upvc double glazing throughout. With single garage, off road parking for 2 vehicles and fully enclosed garden at the rear. The boiler was installed in 2024 and the property was re roofed?

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 upvc part glazed door to;

ENTRANCE HALL

Built-in cupboard housing consumer unit and electric meter, access to insulated loft.

BATHROOM 2.58 x 1.32

Window to side, part tiled walls, w c, corner bath with shower head handset, wash basin, extractor.

LOUNGE 5.01 x 3.53

Window to front, telephone point plus full fibre broadband , brick fireplace with electric fire (chimney has been removed).

KITCHEN 2.59 x 2.54

Window to front, base and wall units, laminate work top, concerned sink and drainer, part tiled walls, slide in LPG oven,Worcester combi boiler located here.

Off entrance hallway;

BEDROOM 1 3.75 x 3.53

Window to rear.

BEDROOM 2 2.60 x 2.59

French doors to rear.

OUTSIDE FRONT

Tarmac and paved parking for 2 vehicles,

REAR

Fully enclosed, laid to lawn with paved and concrete patio area, access to garage.

GARAGE 2.83 x 2.04

Door to side, window to rear, up and over door replaced 2024, plumbed for washing machine.

TENURE The property is freehold

ASSESSMENTS Band D

SERVICES Mains water, gas, electricity and main drainage are connected. LPG connection for cooker.

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertieservices.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.

floorplan



