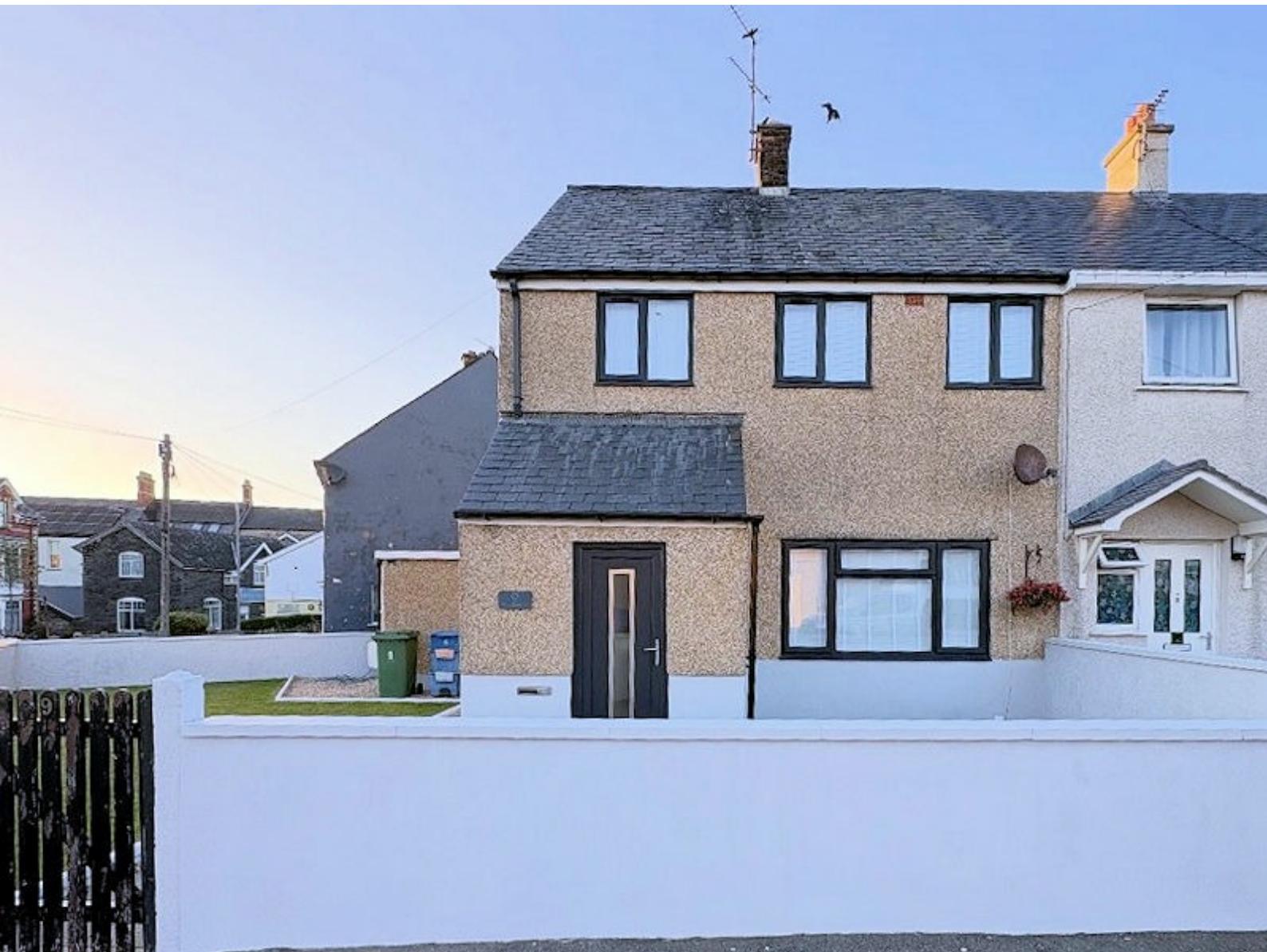
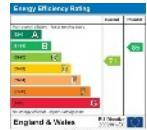


**9 FAENOL AVENUE  
TYWYN  
LL36 9DU**

**Price £185,000 Freehold**



**3 bedroom semi detached former local authority property  
Situated within easy walking distance to all amenities including primary and high schools  
Upvc double glazed with gas central heating**

This spacious 3 bedroom semi detached property is ideally located close to the centre of Tywyn and all amenities. With entrance porch leading to hallway, lounge and kitchen diner on the ground floor and 3 bedrooms and bathroom on the 1<sup>st</sup> floor. With low maintenance front and rear gardens and attached brick built outhouses comprising a walk in storage cupboard, utility and cloakroom. The property has been re rendered and all windows and doors have been replaced including all internal doors. The ground floor has laminate flooring throughout. Gas centrally heated, this property would make the ideal 1<sup>st</sup> 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 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 half glazed door to;

#### **ENTRANCE HALL**

Window to side, telephone point.

#### **LOUNGE**

3.85 x 3.81 into recess.

#### **KITCHEN / DINER**

5.78 x 2.89

2 windows to rear, base and wall units, laminate work top, stainless steel sink and drainer, integral dishwasher, built in oven, ceramic hob with extractor over, Worcester boiler located here, part tiled walls, under stairs cupboard, Part glazed door to side.

Off entrance hallway part panelled stairs to:

#### **FIRST FLOOR LANDING**

Window to side, built-in cupboard with slatted shelving, access to loft.

#### **BATHROOM**

1.97 x 1.69

Window to rear, P shaped bath with shower head handset and glass screen, w c, wash basin, heated towel rail, tiled walls and floor.

#### **BEDROOM 1**

3.95 x 3.36 not inc wardrobes

Window to front, built in mirrored wardrobes, part panelled wall.

#### **BEDROOM 2**

3.71 x 2.63

2 windows to rear, laminate floor.

#### **BEDROOM 3**

2.43 x 2.43

Window to front, built in single bed with storage below.

#### **OUTSIDE FRONT**

Fully enclosed and gated, lawn and paved area, access to:

#### **OUTHOUSES**

Door at front and rear with access to rear garden. Split into 3 areas and comprising walk in storage cupboard, utility area plumbed for washing machine with space for tumble drier, separate w c. Laminate floor to hall area, consumer unit located here.

#### **OUTSIDE REAR**

Fully enclosed and paved with gate to rear council owned car park.

#### **TENURE**

The property is Freehold.

#### **COUNCIL TAX**

BAND: B

#### **SERVICES**

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

#### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 01654 710500.

Email: [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

#### **WHAT3WORDS: trickled.admires.nuzzled**

#### **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.



