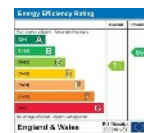


**9 FAENOL AVENUE
TYWYN
LL36 9DU**

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 1st 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 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 property comprises composite half glazed door to;

ENTRANCE HALL

Window to side, telephone point.

LOUNGE

3.85 x 3.81 into recess.

Window to front.

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

WHAT3WORDS: trickled.admires.nuzzled

MONEY LAUNDERING REGULATIONS

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