

**8 FFORDD ALBAN
TYWYN
LL36 9EA**

Price £165,000 Freehold

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

England & Wales



**3 bedroom semi detached house
Gas centrally heated - Upvc double glazing
Enclosed rear garden
Tarmac driveway
In need of modernisation**

This semi detached house is conveniently located in a quiet residential location a short walk to all amenities. Situated on the end and benefiting from a larger rear garden and parking area unlike most of its neighbours. Comprising entrance porch leading to hallway, lounge/diner, conservatory and galley kitchen on the ground floor. With 2 double and a single bedroom on the 1st floor plus bathroom with separate w c. With the benefit of tarmac parking for up to 2 vehicles, enclosed maturely planted front garden and rear garden laid to lawn with patio area, greenhouse and small shed. With gas central heating and upvc double glazing.

Tywyn is a delightful coastal town on the shores of Cardigan Bay and the home of the famous Tal y Llyn Railway. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Tallyllyn 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 sliding door to:

PORCH

Tiled floor, timber glazed door and side panel to:

HALLWAY

Under stairs cupboard, consumer unit and electric meter located here.

LOUNGE /DINER

7.34 x 3.50

Window to front, sliding door to rear.

CONSERVATORY

2.77 x 2.76

Vaulted ceiling, windows on 3 elevations, French doors to front, laminate floor.

KITCHEN

2.64 x 2.59

Window and half glazed door to rear, base and wall units, laminate work top, composite sink and drainer, plumbed for washing machine, vinyl floor, part tiled walls, Worcester boiler located here.

Off entrance hallway stairs to:

1ST FLOOR LANDING

Access to loft.

BEDROOM 1

4.17 x 3.05

Window to front, built in cupboard housing hot water cylinder and slatted shelving.

BEDROOM 2

3.09 x 3.01

Window to rear.

BEDROOM 3

2.96 x 2.29

Window to front, built in over stairs cupboard.

BATHROOM

2.69 x 1.42

Window to rear, wash basin, bath with electric shower over and curtain, tiled walls, vinyl floor.

SEPARATE CLOAKROOM

Window to rear, w c, vinyl floor.

OUTSIDE FRONT

Gated access, gravel with mature planting, tarmac parking for 1-2 vehicles.

OUTSIDE REAR

Fully enclosed with mature planting, paved patio, lawn, greenhouse and small shed.

ASSESSMENTS Band B.

TENURE Freehold

SERVICES

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

WHAT3WORDS: rehearsed.revamping.revised

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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