

**1 YNYS ENLLI
TYWYN
LL36 0AE**

PRICE £359,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Very Poor	G		

England & Wales



**Well presented spacious 3 bedroom - 2 bathroom dormer bungalow
Situating close too all amenities including the beach and promenade
Fully enclosed rear garden
Garage, storage shed, garden shed and plenty of parking**

This well presented spacious detached dormer bungalow is situated in a quiet residential location close to the beach and all amenities. Comprising lounge, kitchen / diner, conservatory, double bedroom and shower on the ground floor with a further 2 double bedrooms and shower room on the 1st floor. The front garden is low maintenance laid to lawn with tarmac parking for several vehicles, gated access to the rear maturely planted and fully enclosed garden with access to the garage, storage shed and garden shed.

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.

Gas centrally heated with upvc wood effect double glazing, the property comprises:

L SHAPED HALLWAY

Under stairs cupboard, door to:

LOUNGE 6.46 x 3.66

Window to front and side, decorative fireplace, glazed door to:

DINING ROOM 3.66 x 3.04

Patio doors to rear, cushioned vinyl flooring, open to:

KITCHEN 3.71 x 3.02

Window, cream units, laminate work top, stainless steel sink and drainer, induction hob, eye level oven and grill, led plinth lighting, plumbing for washing machine and slim line dishwasher, cushioned vinyl flooring, part tiled walls, Potterton boiler and consumer unit located here.

CONSERVATORY 3.00 x 2.85

Windows on 3 elevations, French doors to side, tiled floor, poly carbonate roof.

GROUND FLOOR BEDROOM 3.71 x 2.77

Window to front.

SHOWER ROOM 2.33 x 1.65

Window to side, vinyl floor, tiled walls, wash basin, w c, walk in cubicle with glass screen, heated towel rail.

Off entrance hallway stairs to:

1ST FLOOR LANDING

Skylight, built in under eaves airing cupboard with shelving.

SHOWER ROOM 1.63 x 1.60

Skylight, w c, wash basin, shower cubicle, tiled walls, vinyl floor, heated towel rail, small loft access.

BEDROOM 2 3.79 x 3.0

Window to front, access to under eaves storage.

BEDROOM 3 3.05 x 3.0

Window to rear, access to under eaves storage.

OUTSIDE FRONT

Open plan lawn, gated access to rear, access to garage and storage shed, tarmac parking for several vehicles.

GARAGE 5.48 x 3.20

Electric roller door to front, door to side, power, lighting, boarded loft.

REAR GARDEN

Enclosed with mature planting, laid to lawn, garden shed, access to rear storage shed and garage, outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX Band E

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

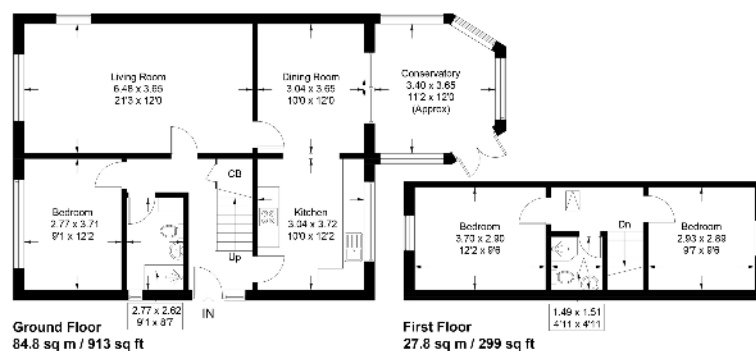
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should 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.

1 Ynys Enlli, Ffordd Gwynedd, TYWYN, LL36 0AE

Approximate Gross Internal Area
112.6 sq m / 1212 sq ft



Respective identified purposes only.
measurements are approximate, not to scale.





