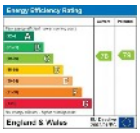
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com

29 FFORDD ALBAN
TYWYN
LL36 9EB

Price £140,000 Freehold





Well presented 3 bedroom semi detached house
Gas centrally heated - Upvc double glazed
Enclosed rear garden on a corner plot and overlooking the Tal y Llyn Railway
Off road parking for 2 vehicles
Non standard construction.

This well presented semi detached house is conveniently located in a quiet residential location a short walk to all amenities. Situated on a corner plot and benefiting from a larger rear garden and parking area unlike most of its neighbours. Comprising entrance porch leading to hallway, lounge, kitchen/diner, conservatory, utility, garden cloakroom and store cupboard on the ground floor. With 2 double and a single bedroom on the 1st floor plus shower room. With the benefit of gravel parking for up to 2 vehicles, enclosed maturely planted rear garden laid to lawn with patio area, greenhouse,shed and elevated decked area over looking the Tal y Llyn Railway. Gas centrally heated with upvc double glazing plus solar panels.

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 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:

PORCH
Tiled floor, upvc glazed door to;

HALLWAY
Vinyl floor.

LOUNGE 4.49 x 3.53
Window to front, fireplace (not in working order) open to;

KITCHEN 6.85 x 2.73
2 windows and glazed door to rear and side, contemporary base and wall units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, vinyl floor, part tiled walls, dual fuel range style cooker with stainless steel splash back and extractor over, space for under counter fridge, 2 built in original cupboards gas meter, consumer unit and optimizer located in these.
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CONSERVATORY 4.22 x 2.45
Windows on 3 elevations, door to rear, blue glass roof, roof and window blinds, vinyl floor.

Off kitchen door to internal hallway with door to front and rear, access to cloakroom, storage cupboard and;

UTILITY 3.09 x 2.19
Window to side, plumbed for washing machine, stainless steel sink and drainer, inverter for p v cells located here.

Off entrance hallway stairs to;

1ST FLOOR LANDING
Window to side, access to boarded loft with pull down ladder and light.

BEDROOM 1 3.69 x 3.58
Window to front, built in cupboard.

BEDROOM 2 3.67 x 2.72
2 windows to rear, built in cupboards, Worcester combi boiler located here.

BEDROOM 3 2.64 x 2.38
Window to front, built in cupboard.

SHOWER ROOM 2.41 x 1.66
Window to rear, wash basin, panelled shower cubicle, w c, vinyl floor, towel rail, extractor.

OUTSIDE FRONT
Gravel parking for 2 vehicles, gate to rear.

OUTSIDE REAR
Fully enclosed with mature planting, paved patio, lawn, elevated decked terrace, greenhouse and sheds.

ASSESSMENTS Band B.

TENURE Freehold

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

WHAT3WORDS: detriment.highlight.complains

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

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.

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