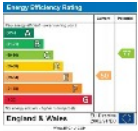


**TEGFAN
TYWYN
LL36 9DB**

£229,000 freehold



**Refurbished 4 bedroom semi detached townhouse
Situated close to all amenities
with gas central heating, upvc double glazing and 2 enclosed rear yards.**

This well presented semi detached townhouse is situated just off the centre of Tywyn within easy walking distance to all amenities. Retaining many original features and refurbished in 2015 to include new roof and insulation, windows, central heating, shower room, cloakroom with wet room shower, electrics checked and improved with copious sockets in every room. Comprising lounge, snug, dining room, kitchen, sun room and cloakroom on the ground floor.

4 bedrooms on the 1st floor plus shower room and a further 2 attic rooms plus an office/craft room and storage on the top floor. At the rear are 2 enclosed patio areas which are completely private and rear access onto the pedestrian path plus brick built shed with power. The fireplaces in the lounge;snug and dining room are all in working order.

The property comprises half glazed wood panelled door to lobby with Minton tiled floor, half glazed panelled door to;

HALLWAY

Minton tiled floor, dado rail and coving, deep under stairs cupboard.

LOUNGE 4.26 x 3.96

Bay window to front,with mirrored one way film, open fire, laminate floor, coving, picture rail, built in cupboard housing electric consumer unit and meter.

SNUG 3.35 x 3.04

Window to rear, laminate floor, open fireplace.

CLOAKROOM/WET ROOM 1.21 x 1.21

Window to side, tiled floor and walls, w c, wash basin, electric shower and curtain.

DINING ROOM 3.96 x 3.04

Window to side, laminate floor with electric under floor heating, open fire, deep recessed storage area with built in cupboard over, picture rail.

KITCHEN 3.04 x 2.43

Window and half glazed door to side, vaulted ceiling with skylight, painted pine cupboards, Belfast sink, eye level oven and grill, plumbed for dishwasher, tiled walls and floor, space for fridge freezer.

SUN ROOM/UTILITY 3.96 x 2.13

Part upvc part wood double glazed with door either side, polycarbonate roof, tiled floor, plumbed for washing machine, space for drier with outlet.

Off entrance hallway stairs to;

1ST FLOOR LANDING

Light tunnel, dado rail and under stairs cupboard.

SHOWER-ROOM 2.13 x 2.13

Window to side, wash basin, w c, walk in shower, tiled floor with electric under floor heating, part tiled walls.

BEDROOM 1 3.04 x 2.43

2 windows to rear, vanity wash basin.

BEDROOM 2 3.35 x 3.35

Window to rear, wash basin, hanging space, picture rail.

BEDROOM 3 3.65 x 3.04

Window to front, built in cupboard housing Ideal Logic combi boiler., cast iron fireplace (ornamental), picture rail.

BEDROOM 4 2.43 x 2.13

Window to front.

Stairs to 2nd floor landing with light tunnel.

ATTIC ROOM 3.04 x 3.04

Window to front, built in cupboard.

ATTIC ROOM 3.04 x 3.04

Window to rear, built in cupboard.

CRAFT ROOM / OFFICE 2.43 x 2.13

Window to front.

WALK IN CUPBOARD 2.13 x 2.13

Velux window to rear, cold water tank located here.

OUTSIDE FRONT

Roadside location, wrought iron railings.

OUTSIDE REAR

Private patio areas x 2, fully enclosed with outside tap and Belfast sink, rear access to pedestrian path for bin access. Brick built storage shed with power 2.74 x 1.82.

ASSESSMENTS Band C

TENURE The property is Freehold.

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

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

WHAT3WORDS: eased.dancer.retain

MONEY LAUNDERING REGULATIONS

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



