

**28 AR Y DON
TYWYN
LL36 0DS**

Price £295,000

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



**Well presented 3 bedroom detached extended bungalow situated on this exclusive cul-de-sac
Close to all amenities including promenade and beach
Fully enclosed rear garden, parking for 2 vehicles on the tarmac driveway
Open plan front garden - single garage
Upvc double glazed with gas central heating**

This well presented spacious 3 bedroom detached bungalow is ideally situated close to all amenities including the beach and promenade. Comprising lobby, entrance hallway, living room/diner kitchen, utility, 2 double bedrooms and a good sized single plus shower room. The rear garden is fully enclosed with a large Summerhouse paved area and small lawn, open plan front garden and tarmac parking for 2 vehicles and access to the single garage. The bungalow has superfast broadband.

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 double glazed windows and doors throughout, the property comprises part glazed door and side panel to:

LOBBY

Vinyl floor, consumer unit located here, timber glazed door and side panels to:

ENTRANCE HALL

Access to loft, LVT flooring.

LOUNGE 5.12 x 3.59

Window to side, open to:

DINING AREA 3.55 x 3.52

Sliding doors to rear, double doors to:

KITCHEN 4.42 x 3.06

Window and half glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for dishwasher, space for eye level oven, gas hob, part tiled walls, laminate floor.

UTILITY 2.59 x 1.38

Window to rear, tiled floor and walls, plumbed for washing machine, plumbing in situ for w c and former shower.

Off entrance hall to:

BEDROOM 1 3.57 x 3.40 not inc wardrobes.

Window to front, 2 built-in wardrobes.

BEDROOM 2 3.31 x 3.09

Window to side.

BEDROOM 3 2.57 x 3.41

Window to front, laminate floor.

SHOWER ROOM 2.70 x 1.53

Window to side, wash basin, w c, large shower cubicle with glass screen, tiled walls, LVT flooring built in cupboard housing Viessmann combi boiler.

OUTSIDE FRONT

Tarmac parking for 2 vehicles, open plan lawn, gated access either side to rear, access to single garage.

GARAGE 4.93 x 2.82

Double doors to front, power.

REAR

Fully enclosed, laid to lawn, paved area, gated access either side to front, tap and lighting.

SUMMERHOUSE 4.58 x 3.34

Upvc French doors and window to front, vinyl floor, power and lighting.

TENURE The property is freehold.

ASSESSMENTS Band D

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

WHAT3WORDS:headset.handyman.motel

VIEWING

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

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