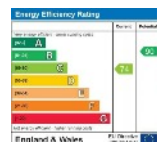


**22 Ffordd Alban  
Tywyn  
LL36 9EB**

**Price £215,000 Freehold**



**Immaculately presented 3 bedroom semi-detached house  
Enclosed rear garden  
Gas central heating - Upvc double glazing  
Solar panels  
Block paved driveway  
Quiet residential location - close to all amenities**

This semi detached house is conveniently located in a quiet residential location a short walk to all amenities. Comprising entrance porch leading to hallway, cloakroom, lounge/diner, galley kitchen, sun room and work shop on the ground floor. With 2 double bedrooms and a single on the 1<sup>st</sup> floor plus bathroom with Jacuzzi bath and corner shower cubicle. The loft is fully boarded with pull down ladder. The front garden is block paved with parking for 1-2 vehicles and the rear is fully enclosed, prettily planted with small lawn, patio area and shed. With upvc wood effect double glazing throughout and gas central heating plus solar panels. Currently a principal residence.

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 part glazed door to:

#### **PORCH**

Tiled floor, upvc door and glazed side panels to:

#### **HALLWAY**

Dado rail, coving.

#### **CLOAKROOM**

Window to side, tiled floor w c, vanity wash basin, built in cupboards housing electric meter and consumer unit.

#### **LOUNGE** 4.20 x 3.60

Bay window to front with deep sill, coving, dado rail, composite fireplace with electric fire, archway to:

#### **DINING AREA** 3.02 x 2.86

Sliding doors to rear, coving, dado rail.

#### **KITCHEN** 3.02 x 2.59

Window and half glazed timber door to rear, timber units, laminate work top, composite sink and drainer, gas hob with filtered extractor over, eye level oven, integral fridge and freezer, tiled floor, part tiled walls, breakfast bar.

#### **SUN ROOM** 3.28 x 2.43

Sliding doors to side, door to front, tiled floor, timber clad ceiling, door to:

#### **WORKSHOP** 2.60 x 2.49

Window to side, part externally insulated.

Off entrance hallway stairs to;

#### **1ST FLOOR LANDING**

Built in airing cupboard with slatted shelving, Worcester combi boiler located here, access to insulated loft with pull down ladder.

#### **BEDROOM 1** 4.19 x 2.60

Window to front, fitted wardrobe and drawer unit, dado rail, coving.

#### **BEDROOM 2** 3.03 x 2.86

Window to rear, dado rail, coving.

#### **BEDROOM 3** 2.93 x 2.86 max

Window to front, built in over stairs cupboard.

#### **BATHROOM** 2.60 x 2.04

Window to rear, wash basin, w c, corner jacuzzi bath, corner shower cubicle, fully tiled walls, tiled floor, extractor light, heated towel rail.

#### **LOFT** 5.63 x 2.84 not inc eaves

Pull down ladder, fully boarded with insulation under, solar panel inverter and batteries located here.

#### **OUTSIDE FRONT**

Block paved with mature planting, door to sun lounge.

#### **OUTSIDE REAR**

Fully enclosed with mature planting, paved patio, flower beds and shed.

#### **ASSESSMENTS** Band B.

#### **TENURE** Freehold

#### **SERVICES**

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

#### **WHAT3WORDS:**swimsuit.rushed.drag

#### **VIEWING**

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

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