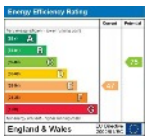
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com

19 AWEL DYFI
TYWYN
LL36 0DU

PRICE £189,000 freehold





Two bedroom end terrace bungalow
Situated in an ideal location within walking distance to the beach and town centre.
Open plan front garden, private, sheltered rear walled paved garden
Single garage
CHAIN FREE

This two bedroom end terrace bungalow enjoys a quiet, residential location within short walking distance to the sea front, town centre and all amenities. Comprising entrance hallway leading to lounge - diner, kitchen, 2 double bedrooms and shower room. Accessed via a pedestrian walkway with communal parking at the rear. With upvc double glazed windows and doors, electric storage heating plus gas fire to the lounge and a very private, fully enclosed, low maintenance rear garden. This bungalow also benefits from a single garage located opposite the back gate of the property.

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.

The property comprises upvc part glazed front door and side panel to;

PORCH
Built in cupboard housing gas and electric meters and consumer unit, glazed door and side panel to:

L SHAPED HALL
Built-in airing cupboard housing hot water cylinder and slatted shelving, access to loft.

LOUNGE/DINING ROOM 6.40 x 3.42 max
Window to front, patio doors to rear, reconstituted stone fireplace with gas flame effect fire.

KITCHEN 2.96 x 2.62
Window and glazed door to rear, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, gas hob, plumbing for washing machine, vinyl floor.

SHOWER ROOM 2.37 x 1.95
Window to front, vanity wash basin, w c, shower cubicle with electric shower, tiled walls, vinyl floor, electric towel rail, wall mounted fan heater.

BEDROOM 1 3.89 x 2.73 not including wardrobes , window to front, built-in double wardrobe with hanging rail and shelf, storage heater.

BEDROOM 2 2.75 x 2.72 not including wardrobes, window to rear, built-in double wardrobe with hanging rail and shelf, storage heater.

OUTSIDE FRONT
Open plan laid to lawn.

REAR
Gated entrance to fully enclosed paved garden with flower beds, shed.

GARAGE 5.74 x 2.59
Up and over door.

TENURE The property is freehold.

ASSESSMENTS Band C

SERVICES Mains water, electricity, gas 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: curve.soaps.equipment

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.

