

**93B PLAS EDWARDS
TYWYN
LL36 0DA**

£240,000 Freehold



**Semi detached two bedroom seafront property
gas centrally heated, double glazed and low maintenance rear garden
with amazing views and access to the promenade and seafront.
Currently a holiday let through Lounge Holidays
CHAIN FREE**

This is a great opportunity to acquire one of the terraced properties situated on the seafront. With uninterrupted beautiful views of Tywyn beach and access to the promenade. Comprising open plan lounge/diner, separate kitchen and sun room sun on the ground floor. With 2 double bedrooms, bathroom and balcony on the 1st floor. There is off road parking for two vehicles at the front of the property and the rear garden area is block paved with gateway to the promenade. The property is gas centrally heated with upvc double glazing and currently a holiday let through Lounge Holidays.

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 Tallyllyn 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 half glazed door to;

LOUNGE / DINER 5.88 x 3.06
Sliding doors to rear sun room, under stairs cupboard.

SUN ROOM 2.91 x 2.20
Sliding doors to rear, tiled floor.

KITCHEN 3.07 x 2.55
Window to front, base and wall units, laminate work top, stainless steel sink and drainer, space for under counter fridge, electric cooker point, vinyl floor, built in cupboard housing Worcester combi boiler, consumer unit.

Off lounge, stairs to 1st floor landing.

BEDROOM 1 3.08 x 2.84
Sliding door to rear and access to balcony 2.94 x 2.24 tiled floor and glass balustrade.

BATHROOM 2.09 x 1.93
Window to side, bath with glass screen and shower head handset, w c, wash basin, tiled floor, part tiled walls, built in cupboard.

BEDROOM 2 3.08 x 2.51
Window to front, built in over stairs cupboard, access to loft.

OUTSIDE FRONT
Tarmac drive, parking a vehicle.

REAR
Low maintenance - open plan, block paved patio area, garden gate and steps onto promenade.

TENURE The property is freehold

ASSESSMENTS Currently exempt

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

WHAT3WORDS:dating.obtain.lousy

VIEWING

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

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