Welsh Property Services
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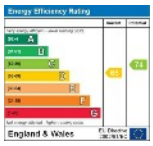
8 FFORDD ALBAN
TYWYN
LL36 9EA



Price £155,000 Freehold

3 bedroom semi detached house
Gas centrally heated - Upvc double glazing
Enclosed rear garden
Tarmac driveway
In need of modernisation

This semi detached house is conveniently located in a quiet residential location a short walk to all amenities. Situated on the end and benefiting from a larger rear garden and parking area unlike most of its neighbours. Comprising entrance porch leading to hallway, lounge/diner, conservatory and galley kitchen on the ground floor. With 2 double and a single bedroom on the 1st floor plus bathroom with separate w c. With the benefit of tarmac parking for up to 2 vehicles, enclosed maturely planted front garden and rear garden laid to lawn with patio area, greenhouse and small shed. With gas central heating and upvc double glazing.

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 sliding door to:

PORCH
Tiled floor, timber glazed door and side panel to:

HALLWAY
Under stairs cupboard, consumer unit and electric meter located here.

LOUNGE /DINER 7.34 x 3.50
Window to front, sliding door to rear.

CONSERVATORY 2.77 x 2.76
Vaulted ceiling, windows on 3 elevations, French doors to front, laminate floor.

KITCHEN 2.64 x 2,59
Window and half glazed door to rear, base and wall units, laminate work top, composite sink and drainer, plumbed for washing machine, vinyl floor, part tiled walls, Worcester boiler located here.

Off entrance hallway stairs to:

1ST FLOOR LANDING
Access to loft.

BEDROOM 1 4.17 x 3.05
Window to front, built in cupboard housing hot water cylinder and slatted shelving.

BEDROOM 2 3.09 x 3.01
Window to rear.

BEDROOM 3 2.96 x 2.29
Window to front, built in over stairs cupboard.

BATHROOM 2.69 x 1.42
Window to rear, wash basin, bath with electric shower over and curtain, tiled walls, vinyl floor.

SEPARATE CLOAKROOM
Window to rear, w c, vinyl floor.

OUTSIDE FRONT
Gated access, gravel with mature planting, tarmac parking for 1-2 vehicles.

OUTSIDE REAR
Fully enclosed with mature planting, paved patio, lawn, greenhouse and small shed.

ASSESSMENTS Band B.

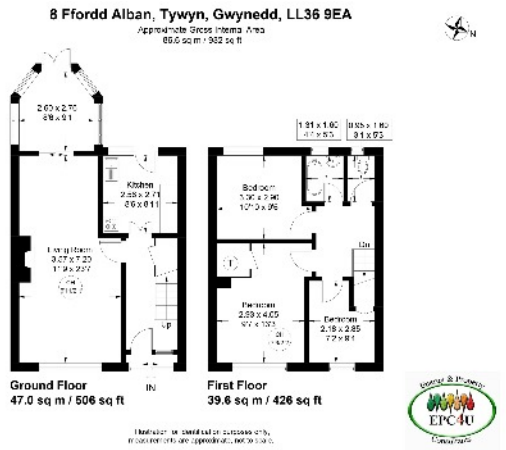
TENURE Freehold

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

WHAT3WORDS: rehearsed.revamping.revised

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

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.