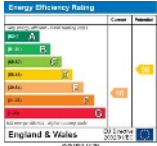


**1 MARCONI BUNGALOWS
TYWYN
LL36 9HN**

£130,000 Freehold



**3 Bedroom detached bungalow situated on a generous plot.
Double glazed with electric storage heating**

In need of full refurbishment - non standard construction

This historic timber framed bungalow was one of 8 built in Tywyn after the First World War to house staff operating the nearby Marconi long-wave radio receiving station. Situated on the edge of the town in a rural location with far reaching views over fields to the sea. Comprising a lounge, kitchen/diner, utility and cloakroom, 3 bedrooms and bathroom. With upvc double glazed windows and doors and electric storage heating. The plot is generously sized with tarmac driveway for several vehicles and scope to create more parking plus pre cast concrete garage at the front and enclosed rear garden with mature shrubs, trees and hedging. Built of non standard construction, the property is in need of full refurbishment.

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 glazed door and side panel to lobby. Glazed door to;

ENTRANCE HALL

Window to front, glazed door to;

LOUNGE 5.48 x 3.22

Bay window to front, sliding doors to rear, storage heater, open fireplace (not in use), engineered timber flooring, glazed door to;

KITCHEN DINER 5.48 x 3.05

Window to rear, base and wall units, laminate work top, stainless steel double sink, electric hob with extractor over, eye level oven and grill, plumbed for slim line dishwasher, storage heater, glazed door to;

UTILITY 4.12 x 1.48

Window to side, half glazed door to side, wash basin, plumbed for washing machine, consumer unit and electric meter located here, tiled floor, door to;

CLOAKROOM

Window to front, w c., extractor.

Off entrance hallway door to;

BEDROOM 1 3.36 x 1.99

Bay window to front.

Off entrance hallway door to internal hallway with access to loft, window to side, storage heater and hot water cylinder.

BEDROOM 2 3.46 x 3.37

Window to side, storage heater.

BEDROOM 3 3.40 x 2.85

Window to rear, wall mounted panel heater.

BATHROOM 3.20 x 2.58

Window to side, timber clad walls and ceiling, w c, wash basin, bath, tiled shower cubicle with curtain, heated towel rail..

OUTSIDE FRONT

Tarmac drive for several vehicles, laid to lawn, mature hedging, pre cast concrete single garage, gate to side private vehicular lane.

OUTSIDE REAR

Slate paved patio area, 2 steps up to a large enclosed area of lawn, mature shrubs and trees.

TENURE The property is freehold.

ASSESSMENTS Band C

SERVICES Mains water, electricity and main drainage are connected.

WHAT3WORDS: fermented.ounce.tipping

VIEWING

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

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LASER TAPE CLAUSE

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