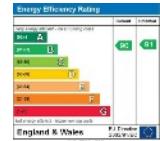


**2 GARDD Y NANT
 TYWYN
 LL36 9BQ**

PRICE £215,000 Freehold



Spacious 2 bedroom mid terrace townhouse built to a very high standard (2022)
Fully insulated, under floor heating, passive air ventilation system
Upvc sliding sash / tilt and turn windows, solar panels
Contemporary kitchen, cloakroom and bathroom
Low maintenance enclosed rear garden, parking for 2 vehicles

Spacious mid terraced fully insulated townhouse built to an exceptionally high standard (completed 2022). With under-floor heating, passive air ventilation system, Solar panels, sliding sash / tilt and turn windows, contemporary kitchen, ground floor cloakroom, large lounge/diner, 2 generous bedrooms and bathroom. These houses have been well thought from design to build and provide economical running costs for family living. Ideally situated on the edge of Tywyn with a short walk to most amenities including many rural walks. With fully enclosed rear garden area and off road parking for 2 vehicles.

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 Talylllyn 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 accommodation comprises composite part glazed front door to;

LOBBY

Laminate floor, consumer unit located here, built-in cupboard, glazed door to;

ENTRANCE HALL

Laminate floor, stairs to 1st floor.

CLOAKROOM

Laminate floor, vanity wash basin, w.c, extractor.

KITCHEN 11`7 x 8`11

Window to front, base and wall units with soft close doors and drawers, laminate work top, composite sink and drainer, integral dishwasher, space for washing machine, range style dual fuel oven with 5 ring gas hob, extractor over, glass splash back, under cupboard lighting, Worcester boiler located here.

LOUNGE/DINER 16`2 x 15`6 max

French doors to rear, under stairs storage cupboard.

Stairs to 1st floor landing.

BEDROOM 1 15`6 x 12`6

Window to rear.

BEDROOM 2 15` x 8`6

Window to front, access to loft area with pull down ladder (this is not useable storage but access to passive air ventilation system and aerials etc).

BATHROOM 9`5 x 6`6

Window to front, laminate floor, vanity wash basin, w.c, bath with shower over and glass screen, dual fuel heated towel rail, built-in cupboard.

OUTSIDE FRONT

Tarmac path to front, gravel parking to side.

REAR

Fully enclosed paved and gravel area.

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

Band C

WHAT3WORDS:jogged.monorail.marathons

VIEWINGS by appointment only with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500. Email: info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

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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.

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

