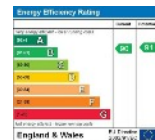


**2 GARDD Y NANT  
TYWYN  
LL36 9BQ**

**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 1<sup>st</sup> 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 1<sup>st</sup> 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 arials 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**

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.









