

**35 AR Y DON
TYWYN
LL36 0DS**

Price guide £330,000 Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92+		
B	81-91		85
C	69-80	72	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Immaculately presented 3 bedroom, 2 bathroom detached house situated in this exclusive cul-de-sac
Close to all amenities including promenade and beach
Low maintenance rear garden, parking for several vehicles on the tarmac driveway
Open plan front garden - detached garage.**

This immaculately presented dormer bungalow is ideally situated close to all amenities including the beach and promenade. Comprising spacious entrance hallway, living room, dining room, contemporary kitchen (installed 2018), conservatory, utility, bedroom and shower room on the ground floor and 2 double bedrooms and bathroom on the 1st floor. The rear garden is South facing, fully enclosed and low maintenance paved with decked area, open plan front garden laid to lawn with mature shrubs, tarmac parking for several vehicles and access to detached garage.

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.

Gas centrally heated (new boiler installed 2016) with upvc double glazed windows throughout, the property comprises half glazed door and side panel to;

LOBBY

Tiled floor, consumer unit located here, glazed door and side panel to;

HALL

With staircase leading to first floor, under stairs cupboard.

LOUNGE 15' x 12'2

Window to front, gas fire.

DINING ROOM 11'3 x 10'4

Sliding doors to rear.

KITCHEN 11'3 x 10'9

Window to rear and side, half glazed door to rear, cream gloss units, laminate work top, built-in double oven, induction hob with extractor over, stainless steel sink and drainer, integrated slim line dishwasher, Worcester combi boiler located here (installed 2016), part tiled walls, tiled floor.

CONSERVATORY 12'8 x 10'

Windows on 2 elevations, door to side and front, lantern roof, tiled floor.

UTILITY 17'1 x 9'5 inc cloakroom

Window to front and side, base units, laminate work top, with stainless steel sink and drainer, plumbed for washing machine. Consumer unit. Cloakroom with w.c.

BEDROOM 1 9'5 x 9'2

Window to front.

SHOWER ROOM 6'3 x 4'3

Window to side, wash basin, w.c., shower cubicle with electric shower, tiled walls and floor, extractor light, heated towel rail.

Stairs to first floor half landing with window to side

LANDING

Access to loft

BATHROOM 6'8 x 5'3

Velux window to side, bath with electric shower over and glass screen, wash basin, w.c., vinyl floor, part tiled walls, built-in cupboard.

BEDROOM 2 14' x 12'2

Window to front, 2 under eaves access cupboards, vanity wash basin.

BEDROOM 3 12' x 10'9 inc built-in wardrobe.

Window to rear, 2 under eaves access cupboards.

OUTSIDE FRONT

Tarmac parking for several vehicles, lawn, mature shrubs.

GARAGE 18'3 x 9'3

Up and over door, glazed door and window to side, power and lighting.

REAR

Fully enclosed, paved and decked, mature shrubs.

TENURE The property is freehold.

ASSESSMENTS Band E

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

VIEWING

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

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

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.



