

**6 YR YNYS
 FAENOL ISAF
 TYWYN
 LL36 0DY**

Price £365,000 Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92-100	A		
81-91	B		
69-80	C		79
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Well presented 4 bedroom, 2 bathroom detached house situated on this exclusive estate
 Close to all amenities including promenade and beach
 Maturely planted rear garden, parking for several vehicles on the block paved driveway
 Open plan front garden - integral garage.**

This well presented detached house is ideally situated close to all amenities including the beach and promenade. Comprising spacious entrance hallway, lounge / diner, kitchen, sun lounge, , integral garage / utility, 4 bedrooms, bathroom and en-suite shower. The rear garden is maturely planted, fully enclosed and low maintenance, front garden laid to lawn with mature shrubs, block paved parking for several vehicles and access to garage. Upvc double glazed with gas central heating.

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 fully glazed door to;

PORCH

Tiled floor, glazed internal door to;

SHAPED HALL

Window to front, under stairs cupboard.

CLOAKROOM 9' x 4'8

Wood double glazed window to front, tiled floor, wash basin, w c, heated towel rail.

L SHAPED LOUNGE / DINER 26'7 x 12'6 (17'7 max)

Bay window to front, 2 to rear, 1 to side, limed wood and reconstituted stone fire surround with gas flame effect fire, tv point.

KITCHEN 17'4 x 10'7

Window to rear, base and wall units, laminate work top, composite sink and drainer, dual fuel range style cooker with extractor over, integrated fridge, plumbed for dishwasher, part tiled walls, tiled floor. Arch to;

SUN LOUNGE 14'6 x 12'8

Windows on 3 elevations, half glazed door to rear.

INTEGRAL GARAGE 16'6 x 14'6

Electric roller door, Potterton boiler and consumer unit located here, base and wall units, ceramic sink and drainer, laminate work top, part tiled walls, access to loft.

Off entrance hallway to stairs to;

FIRST FLOOR LANDING

Access to loft, built-in airing cupboard with hot water cylinder and slatted shelving.

BEDROOM 1 14'6 x 12'7 not inc built-in wardrobe.

Window to front.

EN-SUITE SHOWER 7'4 x 5'7

Window to front, wash basin, w c, fully tiled shower cubicle, extractor.

BEDROOM 2 108 x 9' not inc fitted wardrobes.

Window to rear.

BEDROOM 3 10'6 x 9'

Window to rear.

BEDROOM 4 12'4 x 9'2

French doors to front and balcony, t v point.

BATHROOM 8' x 6'

Window to rear, wash basin, w c, P shaped bath with shower over and glass screen, tiled walls, vinyl floor, heated towel rail.

OUTSIDE FRONT

Block paved parking for several vehicles, lawn, mature shrubs, gated access to rear.

REAR

Fully enclosed, laid to lawn, paved areas, Summerhouse, 2 storage sheds to side, tap and lighting.

TENURE The property is freehold.

ASSESSMENTS Band F

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.

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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.



