

**REDUCED**

# Legal 2 Move

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*Residential Development at  
Pendre Gardens, off Brook Street, Tywyn, LL36 9DS*



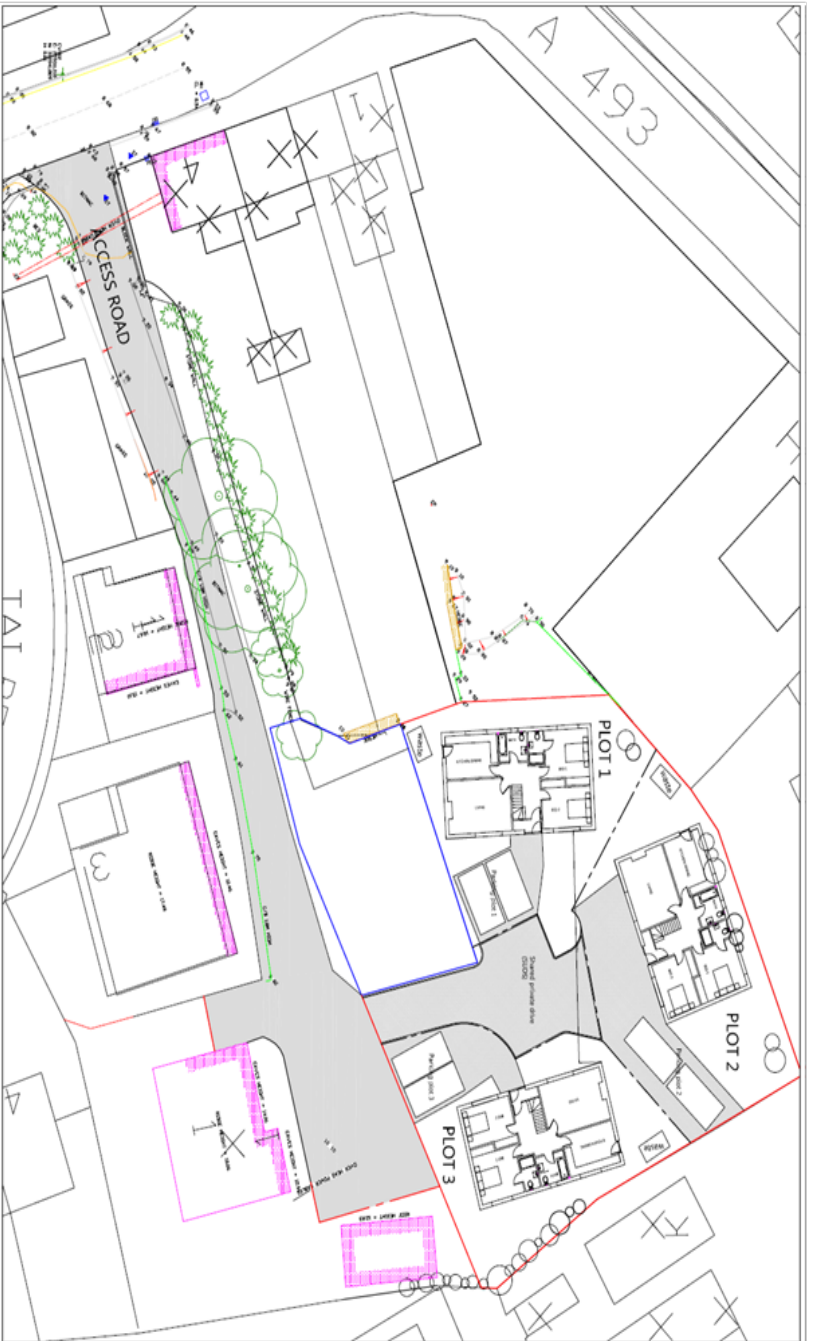
*An opportunity has arisen to purchase a new Freehold building development with planning consent for three detached dormer bungalows. The site is privately appointed, on the edge of the town and close to all amenities.*

*Planning consent ref. Gwynedd Council C16/0267/09/LL  
NO local occupancy restrictions apply.*

*Tywyn is an unspoilt coastal town popular for its clean beach, water sports and glorious sun sets. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.*

*Freehold.  
Reduced to*

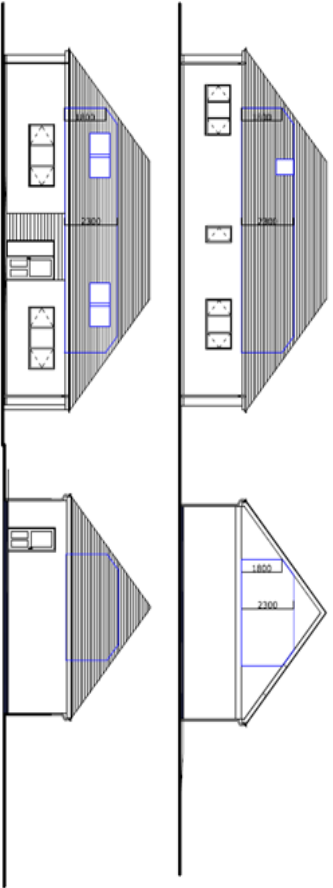
*Offers in Excess of £160, 000*



BLOCK PLAN 1:200



LOCATION PLAN 1:1250

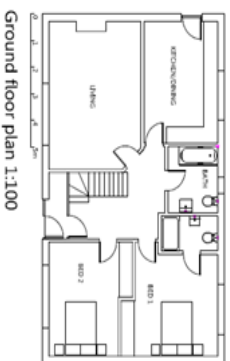


NOTES

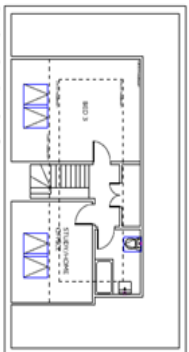
- Roofing materials -  
Natural slate (Capea flat silver/black), upvc fascias/barges & soffits, upvc rainwater goods
- External walls -  
Natural stone - X-Finish with scraped finish in wet-areas  
Cinder cladding to entrance
- External windows & doors -  
White upvc
- Driveways -  
Sustainable pavings (SUDS)
- Boundary treatments -  
1800mm high Timber palisade fencing & low level rendered walls



Existing Block Plan 1:500



Ground floor plan 1:100



FIRST FLOOR PLAN 1:100

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NO.	DATE	BY	CHKD BY	DESCRIPTION
A	2024.11.15	SPENCER PUGH	SPENCER PUGH	PROPOSED BLOCK PLAN
B	2024.11.15	SPENCER PUGH	SPENCER PUGH	PROPOSED BLOCK PLAN
C	2024.11.15	SPENCER PUGH	SPENCER PUGH	PROPOSED BLOCK PLAN
D	2024.11.15	SPENCER PUGH	SPENCER PUGH	PROPOSED BLOCK PLAN
E	2024.11.15	SPENCER PUGH	SPENCER PUGH	PROPOSED BLOCK PLAN

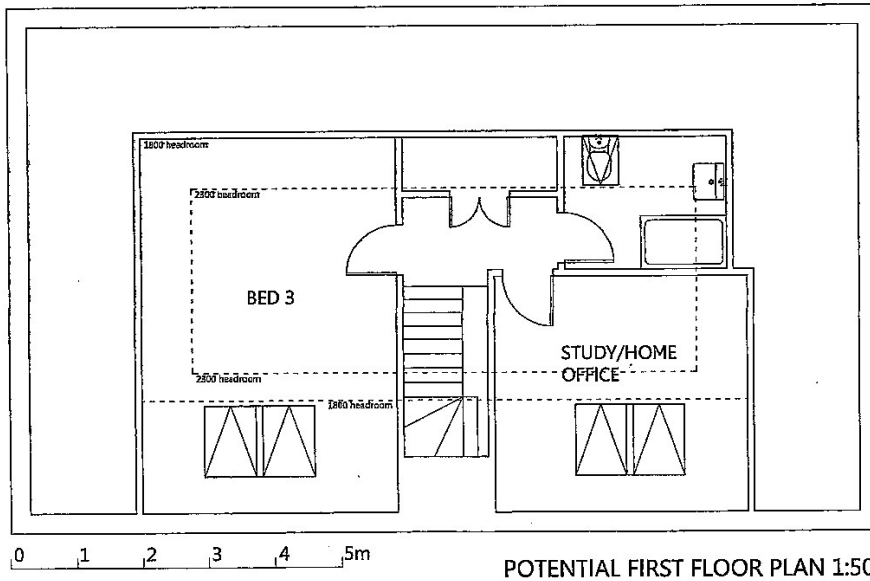
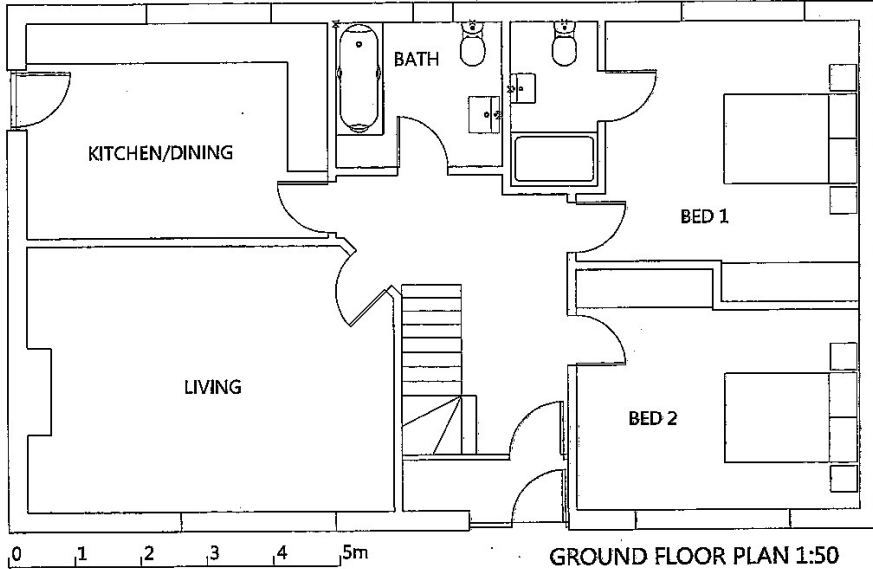
**SPENCER PUGH ASSOCIATES**  
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REV	DATE	DESCRIPTION	DESIGNED	DRAWN
A	22.05.15	FIRST ISSUE	SJP	SJP
B	08.01.16	1st floor added	SJP	SJP
C	08.08.20	Site layout amended	SJP	SJP



**SP** SPENCER PUGHE  
 ASSOCIATES

**HA** CHARTERED BUILDING SURVEYORS  
 ARCHITECTURAL DESIGN & PROJECT MANAGEMENT

CLIENT: Third Party Solutions  
 TITLE: Proposed Floor Plans & Elevations  
 Proposed Block Plan  
 Location Plan  
 17/01/2020  
 01/01/2020  
 17/01/2020

PROJECT: Erection of three single/two storey bungalows  
 Land adjacent 4 Pandora Gardens  
 SCALE: as stated A1  
 WORKSHEET: Planning  
 PROJECT NO: 1504/1  
 REVISED: C