

**REDUCED**

# Legal 2 Move

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*1 Morfa Crescent, Tywyn, LL36 9AU*



*Of coastal location, this exceptional, west facing, double fronted property offers spacious accommodation, extended with the addition of a large garage / workshop and Annex. Well presented and in good order throughout, the individual characteristics catch the eye immediately. This appealing family home has superb gardens, private, mature and ablaze with colour with a lawn garden leading to a pergola, a sheltered area to relax and enjoy the views. Gated and beyond, is a separate vegetable garden of good size which could appeal to those who wish to be self sufficient. The bonus to this property is the Annex, a one bedroom dwelling, independent to the main house, which could appeal to two families who wish to live together independently or to those wishing to seek an investment income. This property, within a short walking distance to the sea front and promenade, must be viewed in order to appreciate all it has to offer.*



**Freehold.**

Reduced from 'offers in excess of' £450, 000 to  
**Guide Price £425, 000**

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 **OnTheMarket**



**MAIN HOUSE**



- **ENTRANCE PORCH**
- **HALLWAY**
- **CLOAK ROOM**
- **LOUNGE**
- **BREAKFAST KITCHEN**
- **UTILITY**
- **DINING ROOM**
- **CONSERVATORY**
- **SNUG / BEDROOM**
- **THREE FIRST FLOOR BEDROOMS**
- **TWO WITH EN-SUITE SHOWER ROOMS**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **DOUBLE GARAGE AND LARGE PARKING AREA**
- **LARGE GARDEN**
- **VEGETABLE GARDEN**
- **GARDEN STORES AND POLY TUNNEL**
- **GREEN HOUSE AND SUMMER HOUSE**

**ANNEX**

- **RECEPTION / DINING ROOM**
- **INNER HALLWAY**
- **KITCHEN**
- **CLOAK ROOM**
- **LOUNGE**
- **SHOWER ROOM**
- **BEDROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **PATIO GARDEN AND DRIVEWAY PARKING**

**ANNEX**



### Location

From Tywyn High Street take a right hand turn, before the railway bridge in Pier road, into Idris Villas. Continue the road down and take the second right hand turn, before the railway crossing, adjacent to the railway. Take the next right hand turn, after the children's play park and first left into Morfa Crescent. The property is located on the left hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

### Description

Double fronted, detached, three / four bedroom house with separate one bedroom Annex. The property is built of traditional construction, surmounted by a pitched tiled roof to the main house and flat felted roof to the annex.

### Main House

#### Porch (Front)

12' 8 x 3' 8

(3.86m x 1.12m)

Well appointed and central to the house, the porch is of traditional construction, with pitch tiled roof and double glazed windows and doors. Oak effect laminate floor and ceiling light. Upvc double glazed door with decorative glass leads into ~

#### Hallway

15' 3 x 12' 1 Max.

(4.65m x 3.68m)

'L' shaped hallway with pastel décor and coved ceiling. Cupboard housing the gas and electric meters. Two radiators, power points and door to under-stairs storage cupboard. Two double glazed windows with vertical blinds to front elevation, overlooking the porch. Stairs to first floor and pine panelled doors with decorative glass to lounge, breakfast kitchen, cloakroom and dining room.

#### Lounge (Front)

17' 10 x 11' 9

(5.43m x 3.58m)

Neutral décor, coved ceiling and dado rail. Feature fire-place with tiled inset and coal effect gas fire. Two plaster wall niches, three wall up-lighters and two, three globe chandeliers. Radiator, power points and T.V. aerial point. Double glazed window with vertical blind to front elevation and double glazed window to rear overlooking the dining room.

#### Cloak Room (Rear)

5' 8 x 3' 3

(1.73m x 0.99m)

White decorated walls, laminate floor and feature papered wall. Radiator, white low level W.C. and wall mounted wash hand basin with shaver light over. Extractor fan and double glazed window with obscure glass to rear elevation.

#### Dining Room (Rear)

20' 9 x 11' 6 x 27' 8 x 9' 10 (6.32 x 3.50 x 8.43 x 3.00 m)

This large 'L' shaped room, with conservatory and snug off, is a superb space for entertaining. Coved ceiling and neutral décor. Both carpet and oak flooring. Recess shelving and former drinks bar. Feature fire-place with tiled inset and hearth. Radiator, power points and four wall up-lighters. Double glazed window to rear elevation with vertical blind and doors to conservatory and snug.

#### Conservatory (Rear)

13' 3 x 12' 9

(4.04m x 3.88m)

This superb, Georgian style conservatory, spacious and light, enjoys views across a well tended private garden. Ceramic tiled floor and power points. Double glazed windows, doors and polycarbonate roof.

#### Snug (Rear)

13' x 9' 10

(3.96m x 3.00m)

This well presented room could be used as a fourth bedroom, should this be required. A bright room with coved ceiling, neutral decor and feature painted wall. Four wall up-lighters, power points and radiator. Double glazed windows to rear elevation overlooking the private garden and kitchen. Door leading out to the garage.

#### Breakfast Kitchen (Front / Rear)

18' 6 x 11' 8

(5.64m x 3.55m)

This bright, spacious, well presented kitchen is a delight. Laminate floor. white decorated walls, partially tiled, coved ceiling and ceiling spot lighting. This modern kitchen has cream shaker style base units, drawers, wall cupboards, with concealed lighting and breakfast bar. Polycarbonate one and a half bowl sink and drainer and complementing work tops. High level, built-in, AEG double electric oven and separate Baumatic ceramic hob with stainless steel extractor hood over. Integrated fridge and dishwasher. Radiator, power points, integrated appliances switches and double glazed windows to front and rear elevation. Doorway leads into ~

#### Utiliy (Side)

9' 8 x 4' 3

(2.94m x 1.29m)

Coved ceiling and oak effect laminate floor. Pine base units, drawers and wall cupboards. Power points, plumbing for washing machine and stainless steel sink and drainer. Door leading into the garage.



### **First Floor Landing 'L' shaped**

Coved ceiling with three globe chandelier. Radiator, power points, smoke alarm and access to insulated loft space. Built-in linen cupboard and pine panelled doors leading into three bedrooms and family bathroom.

#### **Master Bedroom (Front / Rear) 17' 9 x 11' 10 Max. (5.41m x 3.60m)**

Coved ceiling and neutral decor with feature papered wall. Radiator, power points and T.V. aerial point. Double glazed windows to front and rear elevation with views. White panel door leads into ~

#### **En-Suite Shower Room (Side) 9' 6 x 4' 6 (2.89m x 1.37m)**

Fully tiled walls and ceramic tiled floor. White suite comprising close coupled W.C. and pedestal wash hand basin. Shower cubicle with glass sliding doors and chrome shower operated from the hot and cold water supply. Radiator and extractor fan.

#### **Bedroom 2 (Rear) 11' 6 x 8' 9 (3.50m x 2.67m)**

White decorated walls, dado rail and exposed floor boards. Built-in wardrobes, radiator and power points. Double glazed window with vertical blind to rear elevation overlooking the delightful garden.

#### **Family Bathroom (Rear) 7' 7 x 5' 4 (2.31m x 1.62m)**

Fully tiled walls and inset spot lighting. White suite comprising close coupled W.C., pedestal wash hand basin with mirror and shaver light over and Jacuzzi bath with Mira shower over. White heated towel rail, extractor fan and double glazed window with obscure glass to rear elevation.

#### **Bedroom 3 (Front) 12' 3 x 11' 9 (3.73m x 3.58m)**

White decorated walls and inset spot lighting. Radiator, power points and two double glazed windows to front elevation with views across the Dysynni Valley. White panelled door leads into ~

#### **En-suite Shower room (Rear) 7' 5 x 5' 5 (2.26m x 1.65m)**

White decorated walls, partially tiled. White suite comprising close coupled W.C. and vanity unit with wash hand basin. Shower cubicle with glass doors and chrome shower operated from the hot and cold water supply. Heated towel rail, extractor fan and double glazed window with obscure glass and vertical blind to rear elevation.

### **Outside Front**

This double fronted property, has a wide frontage with car parking for several vehicles. A low boundary wall with dual entrance and tarmac driveway. Colourful borders, beyond the wall and to the house frontage, add colour and decoration. The driveway entrance leads to the Annex, main house and garage.

#### **Garage 34' 1 x 20' 6 (10.39m x 6.25m)**

A superb space for several cars and for use as a workshop. Remote controlled, roller shutter door, separate consumer unit for electrics, power, lighting and shelving. Plumbing for washing machine and double glazed door and window to rear elevation, overlooking the garden.

### **Rear Gardens**

The gardens are outstanding, a large outside space divided into three separate areas. An arched brick wall with raised beds leads out from the conservatory. A beautiful display of mature colourful flowers, shrubs and climbing roses and a well tended lawn garden leads out to a large pergola, a sheltered seating area with mature climbing roses. Included in this main garden is a green house and summer house. Gated, the main garden leads to a large vegetable garden and relaxing seating area.

There is a brick built wall with additional lawn garden beyond. This is accessed from the rear of the garage and is separate from the main garden. There is a paved patio with split level lawn garden mature with shrubs and trees.

### **Vegetable Garden**

The area is privately enclosed and gated. A private seating area, with mature colourful shrubs and trees provides an area to relax, a viewing spot across a substantial vegetable garden, appealing to those who wish to live self sufficiently. A large garden shed and outside cold water tap are located here. The five bar gate leads to a long driveway with additional parking and separate entrance to the property.

**Annex**

This is a bonus for two families wishing to live together individually, as the annex has a separate entrance and court yard garden. Entrance from the driveway of the main house is via a double glazed entrance door which leads into~

**Reception / Dining Room (Front) 14' x 13' 5 (4.27m x 4.09m)**

Coved ceiling and papered walls. Five wall up-lighters and emergency lighting. Recess cupboard housing the gas meter. Radiator, power points and double glazed window to front elevation. Door leads into ~

**Inner Hallway 10' 8 x 4' 4 (3.25m x 1.32m)**

Radiator, power points, smoke alarm and emergency lighting. Door leads into ~

**Kitchen (Side) 8' 6 x 5' 9 (2.59m x 1.75m)**

Wall mounted, Worcester combi boiler housed here. Coved ceiling and partially tiled walls. Fitted with a pine base unit, drawer and wall cupboards. Complementing work tops and stainless steel sink and drainer. Beko freestanding electric cooker and plumbing for washing machine.

**Lounge (Rear) 17' 8 x 11' 3 (5.38m x 3.43m)**

Neutral decor and coved ceiling. Five wall up-lighters and emergency lighting. Radiator, power points and T.V. aerial point. Double glazed window and door to side elevation overlooking the courtyard garden.

**Shower Room (Side) 7' 8 x 4' 9 (2.33m x 1.45m)**

Coved ceiling and neutral decor. Wall mounted wash hand basin with shaver light over. Shower cubicle with glass door and chrome shower, operated from the hot and cold water supply. Emergency lighting and extractor fan.

**Bedroom (Rear) 14' 3 x 10' 8 (4.34m x 3.25m)**

Coved ceiling, neutral decor and two wall up-lighters. Radiator, power points and emergency lighting. Double glazed window and door over looking the court yard garden.

**Outside**

Private, enclosed, paved patio court yard garden with raised flower beds and mature shrubs. Access to the main garden.

**ALL SIZES ARE APPROXIMATE**

**Guide Price** £425, 000

**Tenure** Freehold

**Council Tax Banding** Annex A Main House E

**Services** Mains gas, electricity, water and drainage connected.

**Local Authorities** Gwynedd Council.

**Water** Welsh Water.

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. info@legal2move.co.uk

**Agents Note** The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.





MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:  
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move. 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



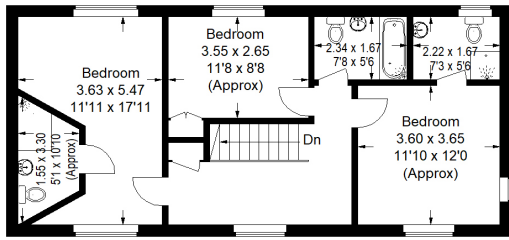


ANNEX

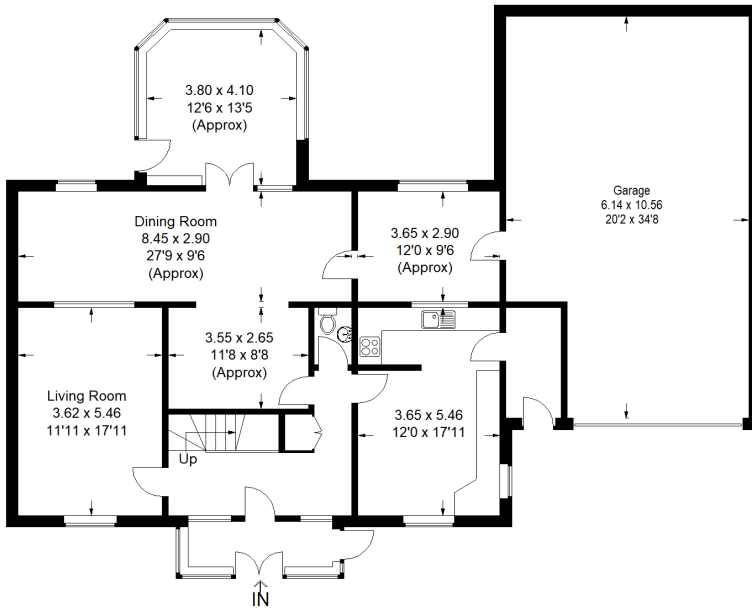


1 Morfa Crescent, Tywyn, LL369AU

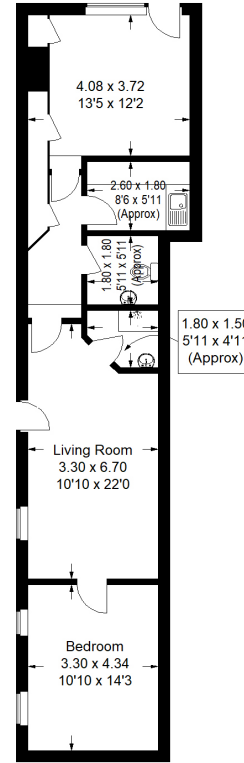
Approximate Gross Internal Area = 257.5 sq m / 2772 sq ft  
 Annex = 68.4 sq m / 736 sq ft  
 Total = 325.9 sq m / 3508 sq ft



First Floor = 66.5 sq m / 716 sq ft



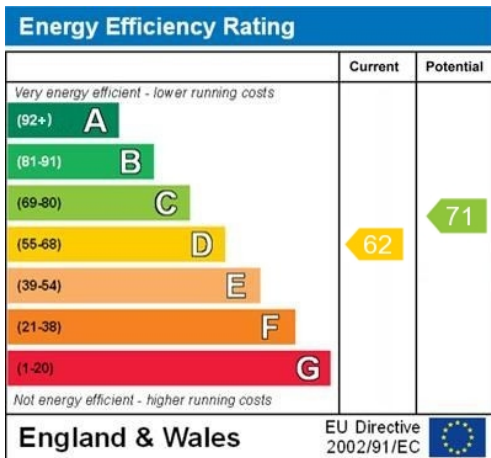
Ground Floor (Including Garage) = 191.0 sq m / 2056 sq ft



(Not Shown In Actual Location / Orientation)

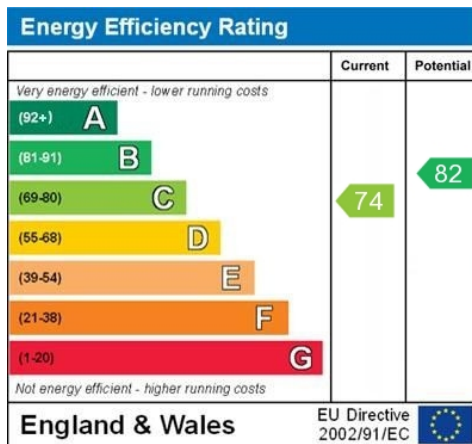
Annex

Illustration for identification purposes only, measurements are approximate, not to scale.



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ANNEX



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MAIN HOUSE

MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:

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