

**REDUCED**

# Legal 2 Move

Trefeddyg  
High Street  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218

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*Bwthyn Enfys, Maes yr Heli, Pier Road, Tywyn, LL36 0AW*



*West facing, four bedroom coastal hide away, privately sheltering behind a small cul-de-sac of neighbouring bungalows. The property, well presented and in good order throughout, is impressive for both space and light. Although four bedrooms, there is the opportunity to create five or an office space, should this be required to those seeking to work from home. The gardens are well stocked with a variety of colourful shrubs and flowers. There is a raised cottage garden, approached through an arbour, which could be used as a vegetable garden which may appeal to keen gardeners who like to grow their own fresh produce.*

*Located within a short walk to the sea front and promenade, this property must be viewed in order to appreciate all it has to offer.*

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



**Freehold**  
Reduced from £375, 000 to  
**£360, 000**

A member of  
**OnTheMarket**

Legal 2 Move is part of Evans Roberts Solicitors  
(Tai + Twrmai)





- **PORCH**
- **L SHAPED HALLWAY**
- **LOUNGE**
- **CONSERVATORY**
- **BREAKFAST KITCHEN**
- **UTILITY**
- **DINING ROOM**
- **FAMILY BATHROOM WITH SHOWER**
- **FOUR BEDROOMS, MASTER WITH EN-SUITE SHOWER**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **GAS CENTRAL HEATING (COMBI SYSTEM)**
- **SOLAR PANELS FOR ELECTRICITY**
- **GARAGE**
- **MATURE GARDENS**
- **GREEN HOUSE**
- **SUMMER HOUSE**
- **DRIVE WAY PARKING FOR SEVERAL VEHICLES**
- **PRIVATE CUL-DE-SAC POSITION**
- **COASTAL TOWN**
- **NO CHAIN**



**Location**

From Tywyn High Street proceed into Pier Road. Take the first right hand turn into the cul-de-sac of Maes yr Heli. The bungalow is privately sheltered behind Innishfree which sits in the top right hand corner of the cul-de-sac. A tarmac drive with parking for several vehicles, leads to the garage. There is gated access to the property. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Detached, four bedroom coastal bungalow, built in the 1990's, of cul-de-sac position. Of brick construction with rendered painted elevations, surmounted by a pitch tiled roof, entrance is via~

**Porch (Front)** 4' 9 x 4' 3 (1.45m x 1.30m)  
Ceramic tiled floor, ceiling inset spot lighting and neutral decor. Double glazed door with side screen into ~

**Hallway 'L' shaped** 14' 3 x 10' 6 x 21' 7 x 2' 9 (4.34m x 3.20m x 6.58m x 0.84m)  
White decorated walls and coved ceiling. Decorative ceiling rose with three globe ceiling light and neutral carpet. All panelled doors throughout the property are mahogany style, with matching architrave and skirting boards. Radiator, telephone point, internet connection and power points. Central heating thermostat control, doors to ground floor rooms and large cloaks cupboard and airing cupboard.

**Lounge (Front)** 21' 4 x 14' 7 (6.50m x 4.44m)  
Impressive room for light, space and character. White decorated walls with decorative coved ceiling and ceiling rose with five globe ceiling light. Two wall up-lighters and ornate plaster fire surround with marble hearth and inset. Radiator, power points and T.V. aerial point. Two, double glazed doors with side screens to front elevation, overlooking the West facing garden. Double glazed French doors lead into ~

**Conservatory (Front)** 13' 3 x 8' 1 (4.04m x 2.46m)  
Upvc double glazed, Georgian style conservatory, with windows, French doors and glass roof. Ceramic tiled floor, power points, roof and window blinds.

**Breakfast Kitchen (Rear / Side)** 15' x 12' 2 (4.57m x 3.71m)  
Well presented, this kitchen is of good size, with coved ceiling, white decorated walls, partially tiled and ceramic tiled floor. Fitted with beech distressed effect base units, drawers and wall cupboards, with concealed lighting and glass display cupboards. High level, built in Electrolux double oven and separate gas hob with extractor hood over. Integrated fridge and freezer. Complementing work tops and polycarbonate, one and a half bowl sink and drainer. Plumbing for dishwasher, power points and heated towel rail. Double glazed windows to side and rear elevation. White panelled door leads into ~

**Utility (Side)** 12' 9 x 5' (3.89m x 1.52m)  
White decorated walls, partially tiled, coved ceiling and ceramic tiled floor. Beech effect base units and wall cupboards. Complementing work top and white polycarbonate sink and drainer. Power points and plumbing for washing machine. Double glazed window and door to side elevation.

**Dining Room (Rear)** 12' x 8' 8 (3.66m x 2.64m)  
White decorated walls, coved ceiling and decorative ceiling rose with three globe ceiling light. Two wall up-lighters, radiator and power points. Double glazed window with vertical blind to rear elevation.

**Bedroom 1 (Rear)** 10' 3 x 7' 5 (3.12m x 2.26m)  
White decorated walls and coved ceiling. Radiator, power points and double glazed window with vertical blind to rear elevation.

**Family Bathroom (Rear)** 7' 7 x 7' 4 (2.31m x 2.24m)  
Coved ceiling, fully tiled walls and ceramic tiled floor. Champagne suite, comprising corner bath with chrome mixer tap shower, close coupled W.C. and pedestal wash hand basin, with mirror cabinet and shaver light over. Shower cubicle with glass doors and Mira shower. Wall mounted heated towel rail and double glazed window with obscure glass and roller blind to rear elevation.

**Bedroom 2 (Rear)** 10' 3 x 8' 7 (3.12m x 2.62m)  
White decorated walls, coved ceiling and neutral carpet. Built-in bedroom furniture. Radiator, power points and double glazed window with vertical blind to rear elevation.



**Bedroom 3 (Front) 12' 2 x 10' 7 (3.71m x 3.23m)**

White decorated walls and coved ceiling. Two wall up-lighters and built-in bedroom furniture. Radiator, power points and double glazed window, with vertical blind to front elevation, overlooking the West facing garden. White panelled door leads into ~

**En-suite Shower room (Front) 7' 2 x 4' 5 (2.18m x 1.35m)**

Modern and bright room, with coved ceiling, fully tiled walls and ceramic tiled floor. White close coupled W.C. and pedestal wash hand basin, with mirror cabinet and shaver light over. Good size shower cubicle with glass doors, chrome shower, 'Wet Wall' panels and non-slip floor. Heated towel rail, extractor fan and double glazed window, with obscure glass and roller blind, to front elevation.

**Bedroom 4 (Front) 10' 9 x 10' 4 (3.28m x 3.15m)**

This bedroom is presently used as an office, which would appeal to those seeking to work from home. White decorated walls and coved ceiling. Wall book shelving, radiator and power points. Double glazed window, with vertical blind, to front elevation overlooking the West facing garden.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Front**

A long, private, tarmac driveway, with parking for several vehicles, leads to the garage.

**Garage 18' 5 x 11' 1 (5.61m x 3.38m)**

The garage is of block construction, surmounted by a pitch tiled roof, with electronic up and over door and upvc double glazed door. There is a separate consumer unit to the bungalow housed here and storage to roof space, shelving, power points and lighting.

The bungalow and West facing garden are split level from the garage, privately appointed, enclosed and gated. A paved patio, with extended views towards Tonfanau, leads to the green house, colourful flowers and lawn garden with mature shrubs and timber summer house. Steps lead down to the lower patio, with side access to rear and side elevation.

**Side**

A raised, enclosed cottage garden is entered through an arbour, decorated with a climbing rose, which overlooks the conservatory. This mature, colourful garden could be used as a vegetable plot.

**Rear**

The rear of the bungalow is enclosed, paved and decorated with raised colourful flowers and shrub beds which continue round to the front of the bungalow.

**Guide Price** £360, 000

**Tenure** Freehold

**Council Tax Banding** 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 Fax. 01654 712015

**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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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Bwthyn Enfys Maes yr Heli , Tywyn, Gwynedd, LL36 0AW

Approximate Gross Internal Area  
141.9 sq m / 1527 sq ft

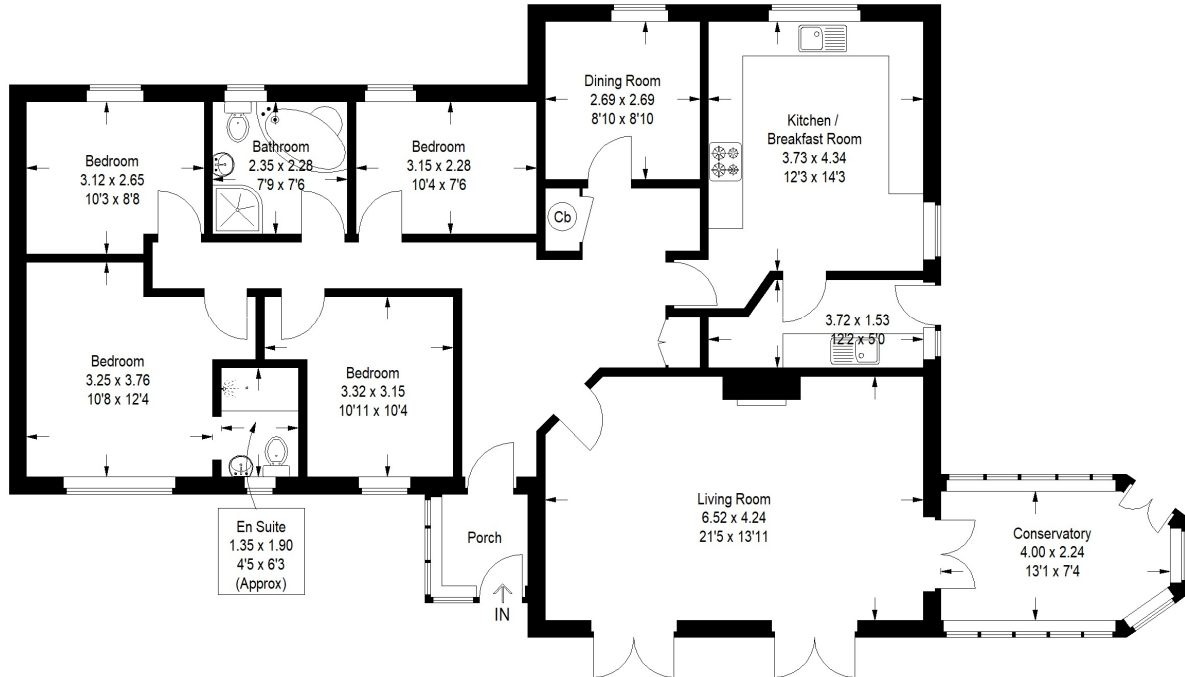


Illustration for identification purposes only, measurements are approximate, not to scale.



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