

# Legal 2 Move

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*18 Warwick Place, Tywyn, LL36 0DH*



**THE PROPERTY COMPRISES:**

- **ENTRANCE HALLWAY**
- **LOUNGE / DINER**
- **SHOWER ROOM**
- **TWO BEDROOMS**
- **KITCHEN**
- **CONSERVATORY**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **GAS CENTRAL HEATING, COMBI SYSTEM**
- **GARDENS**
- **GARAGE**
- **WEST FACING**
- **COASTAL LOCATION**
- **NO UPWARD CHAIN**

**Freehold.**  
**Guide Price £240, 000**



*Well appointed, double fronted, west facing, two bedroom end of terrace bungalow, located within a cul-de-sac of neighbouring bungalows, within a short walking distance to the sea front and promenade. The property, extended with a conservatory, is well presented and in good order throughout. The gardens are well tended, mature with shrubs and trees. The rear garden is enclosed and gated and has a driveway which leads to the garage.*

*This is a property which would appeal to those seeking retirement or to those seeking a holiday retreat by the sea.*

*Tywyn is an unspoilt coastal town popular for its clean beach, water sports and glorious sun sets.*

*The famous Talylyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.*



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

### Location

From Tywyn High Street, proceed into Station Road and pass the Co-op supermarket on your right. Take the next right hand turn over the Tallylyn bridge. Continue the road down, bear right at the bend and take the second right hand turn into Awel Dyfi. Continue to the bottom of the road where you will find that parking for 18 Warwick Place is facing you. There are double gates to the driveway parking, which, in this case is to the rear of the property.

**Please note that there is not a 'For Sale / Ar Werth' sign displayed.**

### Description

Well appointed, spacious, end of terrace bungalow with garage. Of brick construction, surmounted by a pitch tiled roof, entrance to the property can be accessed to the rear, through the conservatory or, along the front pathway to the front of the property.

Front entrance is via a upvc double glazed door which leads into ~

### Hallway 'L' shaped

11' 9 x 4' 4 x 14' 4 x 3' 1 (3.58m x 1.32m x 4.37m x 0.94)

Coved ceiling, neutral decor and carpet. Cloak hanging space, radiator, power points and smoke alarm. Telephone point and central heating thermostat control. Access to insulated loft. White panelled doors to lounge, shower room, two bedrooms and kitchen.

### Lounge / Diner (Front / Rear)

20' 7 x 11' 2

(6.27m x 3.40m)

Coved ceiling, neutral decor and carpet. Attractive feature fire-place with electric inset coal effect fire. Two radiators, power points, T.V. aerial point and two picture wall lights. Double glazed window to front elevation and double glazed patio door to rear elevation. overlooking the garden.

### Shower Room (Front)

7' 7 x 6' 5

(2.31m x 1.95m)

West facing, modern, bright room with coved ceiling, partially tiled walls and cream vinyl floor. Fitted with white suite comprising close coupled W.C., vanity unit with ceramic sink and corner shower, with glass sliding doors and chrome shower. Radiator, extractor fan and double glazed window with obscure glass to front elevation.

### Bedroom 1 (Front)

12' 6 x 8' 9

(3.81 x 2.67m)

Coved ceiling, neutral decor and carpet. Double built-in wardrobe. Radiator, power points and double glazed window, with vertical blind, to front elevation overlooking the garden.

### Bedroom 2 (Rear)

14' 6 x 8' 9

(4.42m x 2.67m)

Coved ceiling, neutral decor and carpet. Double built-in wardrobe. Radiator, power points and T.V. aerial point. Double glazed window to side elevation.

### Kitchen (Rear)

10' 2 x 9' 7

(3.10m x 2.92m)

Coved ceiling with inset spot lighting, neutral decor, partially tiled walls and ceramic tiled floor. Attractive, Heritage style kitchen with base units, drawers and wall cupboards. Stainless steel one and a half bowl sink and drainer and complementing work tops. Built-in, Diplomat double oven and separate gas hob with extractor hood over. Integrated fridge and dishwasher. Radiator, power points and double glazed window and door leading out to the conservatory.

### Conservatory (Rear)

12' 4 x 9' 2

(3.76m x 2.79m)

Neutral decor, laminate floor and power points. Polycarbonate roof and upvc double glazed windows. Upvc door leading to rear garden and further double glazed door leading into the garage.

### Outside

#### Front

Open plan laid to lawn garden with mature, colourful Hydrangea and paved pathway to front entrance. Access to communal pathways which lead towards the sea front and promenade.

#### Rear

Privately enclosed gated garden, laid to lawn, with paved patio area, shrubs and flower beds. Double gates to tarmac driveway entrance, leading to garage.

#### Garage

Of brick construction, surmounted via a pitch tiled roof, with 'up and over' garage door and upvc door leading into the conservatory. Power points and plumbing for washing machine. Wall mounted gas boiler housed here.

<b>Guide Price</b>	£240, 000
<b>Tenure</b>	Freehold
<b>Council Tax Banding</b>	C
<b>Local Authorities</b>	Powys County Council
<b>Water</b>	Welsh Water Authority
<b>Services</b>	Mains gas, electricity, water and drainage connection.
<b>Viewing</b>	Strictly with Legal 2 Move, Trefeddyg, High Street, Tywyn, Gwynedd LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys, SY20 8AG. Tel. 01654 702335.
<b>Agent's Note</b>	<i>The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.</i>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 18 Warwick Place, Tywyn, Gwynedd, LL36 0DH

Approximate Gross Internal Area (Including Garage)  
97.4 sq m / 1048 sq ft

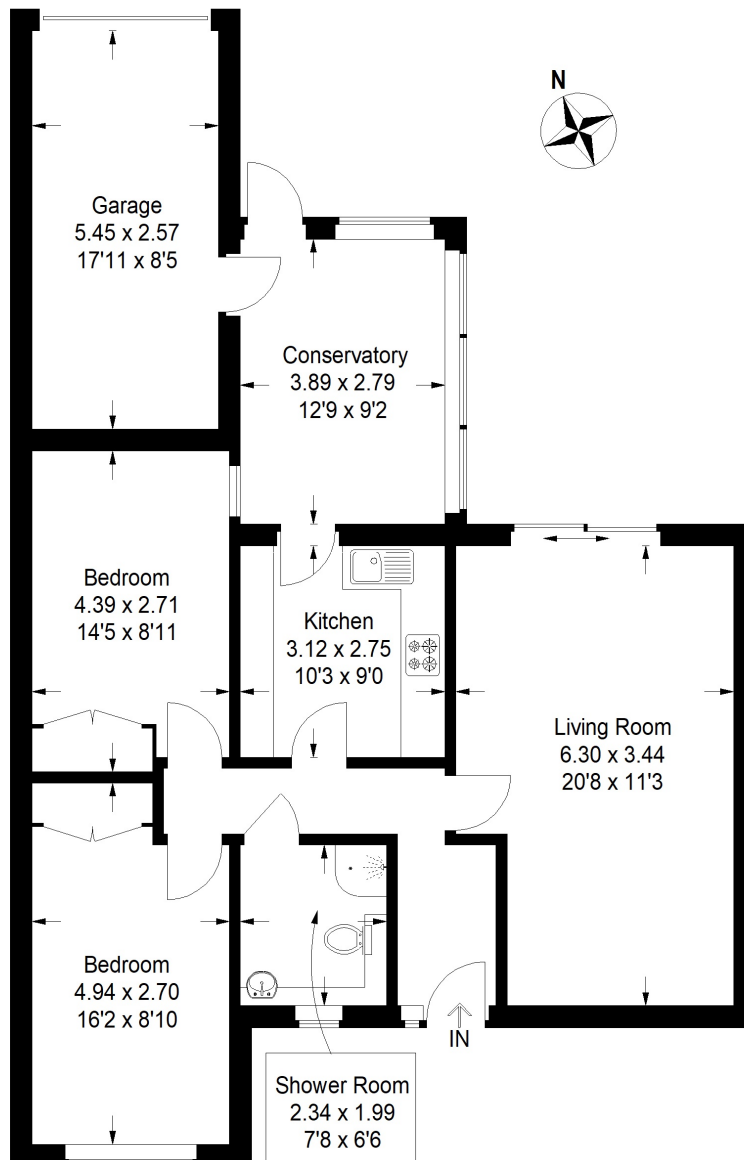


Illustration for identification purposes only,  
measurements are approximate, not to scale.



MISREPRESENTATION ACT, 1967

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