

REDUCED

Legal 2 Move

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10 Talyllyn Drive, Tywyn, LL36 0BA



THE PROPERTY COMPRISES:

- ENTRANCE LOBBY
- HALLWAY
- TWO SHOWER ROOMS
- TWO BEDROOMS
- LOUNGE
- CONSERVATORY
- KITCHEN
- UTILITY / DRESSING AREA WITH FITTED WARDROBES
- OFFICE / SUN ROOM
- GAS CENTRAL HEATING
- SOLAR PANELS
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- GARDENS
- DRIVEWAY PARKING



Freehold.
Reduced to
Guide Price £150,000

Extended, link detached bungalow, located in a private cul-de-sac of neighbouring properties, conveniently central to both Tywyn High Street and sea front and promenade. This deceptively spacious property benefits from two shower rooms, two bedrooms, lounge, conservatory, kitchen, utility/dressing room with full length fitted wardrobes and additional office / sun room. This could appeal to those seeking a coastal retreat with the opportunity in working from home.



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.



Location

From Tywyn High Street proceed into Pier Road. Take the second left hand turn into Talyllyn Drive. 10 Talyllyn Drive is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Extended, two bedroom bungalow, of brick construction surmounted by a pitch tiled roof, with Solar panels for hot water and electricity. Entrance is to side elevation through a upvc double glazed door with decorative glass leading into ~

Lobby

Neutral décor, coved ceiling and oak effect laminate floor. Door to main hallway and dressing area/ utility, formerly the garage. Fixed window allowing borrowed light into a shower room.

Hallway

Coved ceiling, neutral décor and oak effect laminate floor. Radiator, power points and telephone point. Access to loft space. Door to cloaks cupboard with dress rail and shelving. Gas, electric meter and consumer unit housed here. Doors to shower room, two bedrooms and lounge.

Shower Room (Side)

Fully tiled walls and ceramic tiled floor. White suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, with sliding glass doors and Mira shower. Door to airing cupboard housing the hot water tank and central heating controls. Radiator and double glazed window with obscure glass to side elevation.

Lounge (Front)

16' 1 x 11' 6

(4.90m x 3.50m)

Coved ceiling, neutral décor and oak effect laminate floor. Chimney breast with inset, coal effect gas fire. Two ceiling roses with three globe ceiling lights. Radiator, power points, T.V. aerial point and telephone point. Double glazed bay window to front elevation. Doorway into ~

Kitchen (Front)

8' 8 x 8' 2

(2.63m x 2.48m)

Wall mounted, gas combi boiler housed here. Coved ceiling, fully tiled walls and ceramic tiled floor. Fitted kitchen with white base units, drawers and wall cupboards. Stainless steel sink and drainer and complementing work tops. Free standing Zanussi electric cooker and fridge, power points and radiator. Double glazed window to front elevation.

Bedroom 1 (Rear)

12' 2 x 11' 5

(3.71m x 3.48m)

Pastel décor and three globe ceiling fan light. Wardrobe with combination dressing table and chest of drawers. Radiator, power points and full height double glazed windows and French doors to~

Conservatory (Rear)

17' 11 x 11' 7

(5.45m x 3.54m)

Polycarbonate roof, upvc double glazed windows, Two french doors and single door. Single wall light, power points and radiator.

Bedroom 2 (Rear)

8' 7 x 8' 6

(2.61m x 2.58m)

Single bedroom. Pastel décor. Ceiling fan light, radiator and power points. Double glazed window and French doors to conservatory.

Dressing Room / Utility (Front) 20' 8 x 9' 4 Max.

(6.31m x 2.85m Max.) inclusive of shower room

Formerly the garage and converted to a utility / dressing room with shower room off. Neutral décor, ceiling inset spot lighting and oak effect laminate floor. Excellent storage space with three double, floor to ceiling, built-in wardrobes. Utility area with work top, double wall cupboard and plumbing for washing machine. Double glazed windows to front elevation. Double glazed doors to rear elevation and sun room / office.

Shower Room

Fully tiled walls and ceramic tiled floor. White suite comprising pedestal wash hand basin, close coupled W.C. and shower cubicle, with glass door and Mira shower. Radiator and double glazed window, with borrowed light from the utility / dressing room.

Sun Room / Conservatory (Rear) 12' 2 x 8' 8

(3.71m x 2.63m)

This room was previously used as an office. Upvc double glazed door, windows and polycarbonate roof. Power points, two single wall lights and radiator.

Outside

Front

Open plan, low maintenance garden laid with coloured gravel. Block paved driveway with parking for two vehicles. Cold water tap and outside light.

Rear

Privately enclosed garden, gated. Astro turf garden with flower and shrub borders.

Guide Price Reduced to £150,000

Tenure Freehold

Council Tax Banding D

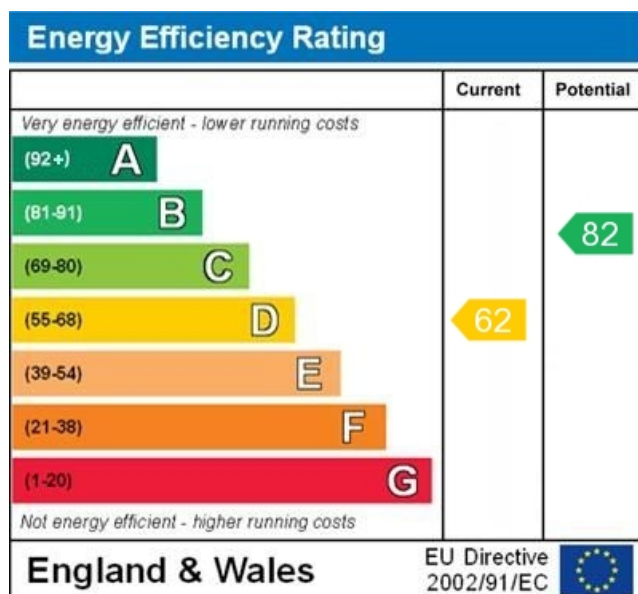
Local Authorities Gwynedd Council

Water Welsh Water

Services Mains gas, electricity, water and drainage connection.

Viewing 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.

Agent's Note The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for 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.



10 Tallyllyn Drive Tywyn, Gwynedd, LL36 0BA

Approximate Gross Internal Area
104.9 sq m / 1129 sq ft

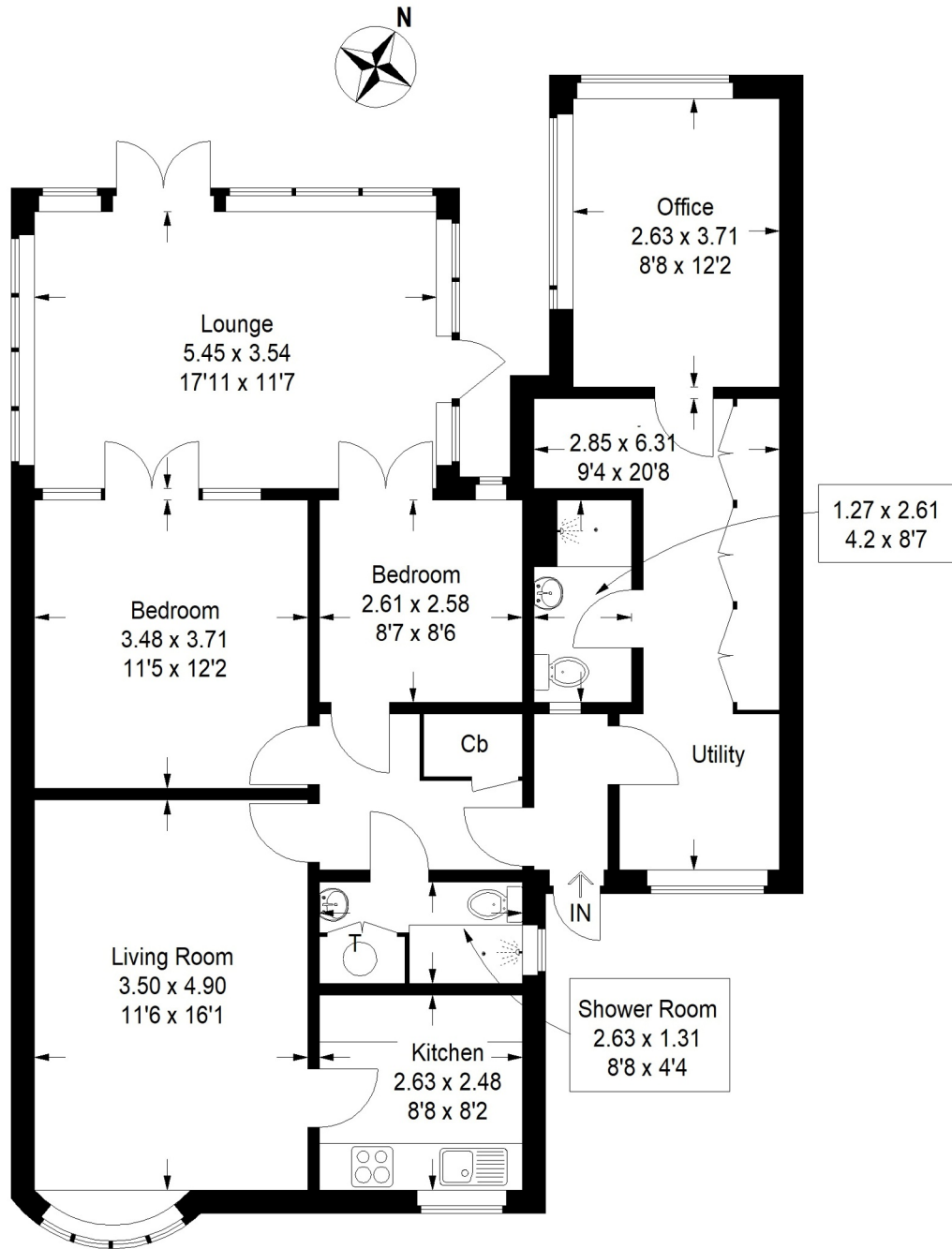


Illustration for identification purposes only,
measurements are approximate, not to scale.



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