

Legal 2 Move

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Property Sales and Conveyancing

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4 Plas Edwards, Tywyn, LL36 0AS



Immaculate, well presented and maintained, two bedroom detached coastal bungalow.

An appealing home with a bright, spacious interior, designed for modern day living. The former garage has been extended and converted into a good size utility room and separate sitting room which overlooks a privately enclosed rear garden. Located within a private cul-de-sac of neighbouring bungalows, close 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, popular for its clean beaches, glorious sunsets and water sports. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main railway station are all close-by.



THE PROPERTY COMPRISES:

- **'L' SHAPED HALLWAY**
- **SHOWER ROOM**
- **TWO BEDROOMS**
- **SITTING ROOM**
- **LOUNGE**
- **UTILITY**
- **KITCHEN**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **GAS CENTRAL HEATING**
- **GARDENS**
- **DRIVEWAY PARKING**
- **COASTAL LOCATION**
- **NO UPWARD CHAIN**

**Freehold.
Offers in excess of
£255, 000**



Location

From Tywyn High Street, continue onto Station road and proceed under the railway bridge into Pier Road. Follow the road taking the last right hand turn, before the sea front, into Plas Edwards. Take the next right hand turn into a cul-de-sac of bungalows. 4 Plas Edwards is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Well appointed, detached, two bedroom bungalow. Of brick construction, with rendered painted elevations, surmounted by a pitch tiled roof, entrance is via a upvc double glazed door which leads into ~

Hallway ~ 'L' Shaped

11' 9 x 3' 8 x 13' 3 x 3' 5 (3.58m x 1.12m x 4.04m x 1.04m)

Coved ceiling with inset spot lighting, pastel décor and oak effect laminate floor. Access to insulated loft. Smoke alarm, radiator and power points. White panelled door to boiler cupboard, housing a Glow Worm, gas combi boiler, serviced annually with British Gas. Radiator and central heating controls are housed here. Double doors to cloaks cupboard with dress rail and shelving and glazed doors leading to shower room, two bedrooms, lounge and kitchen.

Shower Room (Front)

7' 4 x 7' Max.

(2.24m x 2.13m Max.)

This modern, bright shower room has 'wet wall' panelling, grey, plank effect vinyl floor and ceiling inset spot lighting. A white suite comprises close coupled W.C., pedestal wash hand basin with vanity unit and shower cubicle with glass folding doors and Triton electric shower. Chrome heated towel rail and double glazed window with obscure glass to front elevation.

Bedroom 1 (Front)

11' 2 x 9' 7

(3.40m x 2.92m)

Neutral décor and carpet. Triple built-in wardrobes, radiator and power points. Double glazed window to front elevation.

Bedroom 2 (Rear)

13' 5 x 10' 8

(4.09m x 3.25m)

Pastel décor and grey carpet. Radiator, power points and double glazed window to rear elevation overlooking the garden. White panelled door leads into ~

Sitting Room (Rear)

13' 5 x 8' 7

(4.09m x 2.62m)

This cosy room overlooks the rear garden. Pastel décor and neutral carpet. Power points and double glazed window and door to rear elevation. White panelled door leads into ~

Utility (Front)

16' 8 x 8' 5

(5.08m x 2.57m)

Gas meters housed here. Neutral décor. Fitted with white gloss base units and wall cupboards. Complementing work tops and wall shelving. Plumbing for washing machine and power points. Double glazed windows and door to front elevation.

Lounge / Diner (Rear)

19' 4 x 10' 9

(5.89m x 3.28m)

A well presented room, both spacious and light. Coved ceiling, pastel décor and oak effect laminate floor. Beech effect fire surround with black marble inset and hearth. Gas fire, radiator, power points and T.V. aerial point. Double glazed French doors and window to rear elevation overlooking the garden.

Kitchen (Front)

11' 1 x 9' 4

(3.38m x 2.84m)

Modern and bright kitchen with neutral décor, partially tiled walls, ceiling inset spot lighting and grey, plank effect vinyl floor. Fitted with white gloss base units, drawers, wall cupboards and integrated fridge and freezer. Zanussi built-in electric double oven with separate gas hob and extractor fan over. Radiator, power points and double glazed window to front elevation.

Outside

Front

Open plan lawn garden and tarmac driveway for parking.

Rear

A good size garden, privately enclosed. A paved patio leads to a lawn garden with mature shrubs. Access to side elevation, gated.

ALL SIZES ARE APPROXIMATE

Offers in excess of £255, 000

Tenure *Freehold*

Council Tax Banding *D*

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

Local Authorities *Gwynedd Council.*

Water *Welsh Water Authority.*

Viewing *Strictly by appointment with Legal Moves at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

4 Plas Edwards, Tywyn, Gwynedd, LL36 0AS

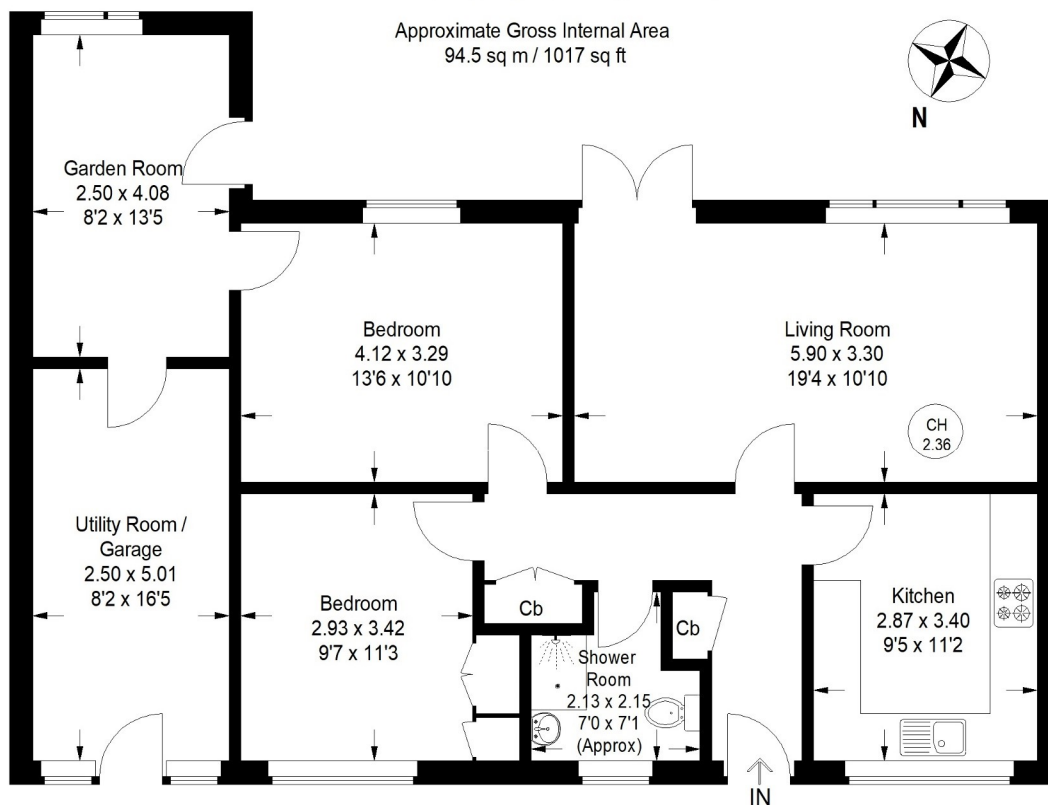


Illustration for identification purposes only, measurements are approximate, not to scale.



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