

**DELFRYN
13 CLEVELAND AVENUE
TYWYN
LL36 9EG
£210,000 FREEHOLD**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



**Well presented 3 bedroom semi detached house
Retaining many original features
Sited in a quiet residential area
Close to all amenities.**

This well presented semi detached house is situated in a quiet private location a short walk to the town centre and all amenities. Comprising entrance hallway leading to 2 reception room (one currently used as a bedroom) well fitted galley kitchen, sun room and cloakroom on the ground floor and 3 good sized bedrooms plus shower room on the 1st floor. With fully enclosed low maintenance front garden which others in the avenue have turned into off road parking for one vehicle and rear south facing garden laid to lawn with mature shrubs. This property has managed to create a very useful ground floor cloakroom under the stairs. The property is gas centrally heated with all upvc double glazing.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Tallyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises arched storm porch with original black and white tiled floor. Upvc double glazed front door and side panels to:-

HALLWAY

Original black and white tiled floor covered with carpet, dado rail, radiator.

CLOAKROOM

Window to side, vinyl floor, w c, wash basin.

LOUNGE

13'5' x 12'6 into bay. Currently used as a bedroom. Bay window to front, picture rail.

REAR LOUNGE

13'3 x 11'4
Glazed door and side panels to rear, t v point, picture rail, electric inset fire.

KITCHEN

15' x 6'9
Window to side and rear, base and wall units, laminate work top, stainless steel sink and drainer, eye level double oven and grill, ceramic hob, plumbed for washing machine, integral under counter fridge and freezer, tiled floor, part tiled walls, door to;

SUN ROOM

10'8 x 5'
Picture window and glazed door to rear.

Off entrance hallway stairs to;

1ST FLOOR LANDING

Window to side.

BATHROOM

7'5 x 7'4
Window to side and rear, shower cubicle with electric shower, w c, wash basin, part tiled walls, vinyl floor, access to loft, built-in cupboard housing Worcester combi boiler.

BEDROOM 1

11' x 10'2
Window to front, 2 built in wardrobes, picture rail.

BEDROOM 2

12'9 x 9'7
Window to rear, 2 built in wardrobes.

BEDROOM 3

8' x 7'
Window to front.

OUTSIDE FRONT

Fully enclosed, paved path and steps to front, mature shrubs, path to side and access to;

REAR

Mostly lawn with well established hedging, small shed, patio area, mature shrubs.

ASSESSMENTS

Band C

TENURE

The property is Freehold.

SERVICES

Mains water, electricity, gas and main drainage are connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 or email info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



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





