

**REDUCED**

# Legal 2 Move

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

*Conveyancing and Sales*

*www.legal2move.co.uk*  
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Powys  
SY20 8AG  
Tel. 01654 702335

*Dolffannog, High Street, Tywyn, LL36 9AD*



**Commercial photos**



**THE PROPERTY COMPRISES:**

**COMMERCIAL RETAIL OUTLET**

- **RETAIL SHOP**
- **OFFICE/ STORE/ LOUNGE**
- **KITCHEN**
- **BEAUTY ROOM / CONSERVATORY**
- **SHOWER ROOM**
- **REAR LOW MAINTENANCE GARDEN WITH OUTBUILDINGS AND PARKING**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**

**RESIDENTIAL THREE STOREY ACCOMMODATION**

**GROUND FLOOR**

- **LOBBY**

**FIRST FLOOR**

- **LANDING**
- **UTILITY**
- **W.C.**
- **BATHROOM**
- **KITCHEN**
- **LOUNGE**
- **BEDROOM**

**SECOND FLOOR ~**

- **THREE BEDROOMS**
- **SHOWER ROOM**

**THIRD FLOOR ~**

- **DECORATED ATTIC ROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS AND DOOR**
- **REAR VIEWS OVER OPEN LANDSCAPE WITH MOUNTAINS IN THE DISTANCE**
- **COASTAL LOCATION**

**Freehold.  
Reduced to  
£220,000**

***Well appointed, end of terrace, Victorian residential three storey property with separate commercial outlet. The commercial outlet has both front and rear access with the potential to offer two outlets or one main outlet with living accommodation to rear elevation. This spacious, three storey living accommodation, with separate access to the shop, has four bedrooms and attic space with options of use. Located in a prominent position of the High Street, this is an investment opportunity which could also appeal to those seeking a business with the ability to work from home. The rear outside space, with outbuildings and parking is a bonus. This is a property which should be viewed in order to appreciate all it has to offer.***

***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**

The property, of High Street position in Tywyn, is located next to the Spar garage. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Commercial and residential, Freehold, Victorian end of terrace property, of traditional construction, surmounted by a slate pitch tiled roof. Occupying a prominent position on the High Street in Tywyn, the commercial outlet, on the ground floor, has separate access to the residential, four bedroom accommodation above.

**Commercial Outlet**

The shop frontage has a double glazed bay window and central double glazed entrance door. This leads into~

**Display Showroom (Front) 28' x 16' (8.53m x 4.88m)**

Bright, neutral decor with high ceiling. Radiator, power points and double glazed window to side elevation. Radiator and security alarm system. Door leads into an inner hallway leading into ~

**Office / Sitting Room (Rear) 13' x 10' 8 (3.96m x 3.25m)**

This room has options of use. Neutral decor and carpet. Radiator, telephone point, power points and double glazed window to side elevation. Door leads into ~

**Kitchen (Rear) 10' 10 x 5' 9 (3.30m x 1.75m)**

Fully tiled walls, ceramic tiled floor and chrome spot lighting. Galley style kitchen with oak effect base units, drawers and wall cupboards. Built-in electric fan oven and separate electric hob with extractor fan over. Stainless steel sink and drainer and plumbing for washing machine. Radiator, power points and doors leading into shower room and beauty room / conservatory.

**Shower Room (Rear) 10' 7 x 3' 4 (3.22m x 1.01m)**

Fully tiled walls, ceramic tiled floor and chrome spot lighting. White suite comprising wall mounted wash hand basin and close coupled W.C. Shower cubicle with chrome shower and chrome heated towel rail. Double glazed window with obscure glass to rear elevation.

**Conservatory / Beauty Room (Side/Rear) 18' 7 x 9' 3 (5.66m x 2.82m)**

Presently used as a beauty room and nail bar. Double glazed windows, French doors and polycarbonate roof. Radiator and power points. Access to decking area, garden, work shop and outbuilding.

**ALL SIZES ARE APPROXIMATE**

**Outside**

There is a gated pathway to the side of the dwelling which leads from the front of the property to the rear, low maintenance garden.

**Rear**

The rear enclosed and gated garden area is of good size and incorporates a large timber store and brick outbuilding. A raised decked seating area leads on from the conservatory with steps down to the low maintenance shale garden / parking area. Tall, double metal gates allow access to the rear public car park.

**Side**

Enclosed and gated pathway leads to the rear of the property.

**Residential four bedroom accommodation**

A separate, independent access to the living accommodation is via a upvc double glazed door leading into ~

**Lobby**

Original Victorian mosaic tiled floor and neutral decor. Radiator, smoke alarm, cloak hanging space and stairs to first floor half landing.

**Half Landing**

Neutral decor and carpet. Radiator and smoke alarm. Doors lead into Utility, W.C. and Bathroom.

**Utility (Side) 7' 4 x 6' 5 (2.23m x 1.95m)**

Worcester Greenstar gas combi boiler housed here. Partially tiled walls, neutral decor and ceramic tiled floor. Plumbing for washing machine, power points, radiator and smoke alarm. Access to loft space. Double glazed window with obscure glass to side elevation.

**W.C. (Side) 7' 4 x 3' (2.23m x 0.91m)**

Neutral decor with papered walls and dado rail. White low level W.C. and double glazed window with obscure glass to side elevation.

**Bathroom (Rear) 10' 8 x 9' 1 (3.25m x 2.77m)**

Modern, bright, impressive bathroom with separate shower cubicle. Partially tiled walls, ceiling inset spot lighting and gloss ceramic floor tiles. White suite comprising free standing claw foot bath, with chrome mixer tap shower, pedestal wash hand basin, close coupled W.C. and separate tiled shower cubicle, with chrome shower operated from the gas combi system. Radiator, extractor fan and double glazed window with obscure glass to rear elevation.

**Landing**

Neutral decor and carpet. Radiator, smoke alarm and panelled doors leading into breakfast kitchen, lounge and bedroom 1. Stairs lead to second floor.

**Breakfast Kitchen (Rear) 13' 4 x 11' 3 (4.06m x 3.43m)**

A good size breakfast kitchen with exposed floor boards. Ceiling spot lighting, neutral decor with feature papered wall and picture rail. Fitted with Beech effect base units, drawers and wall cupboards. Stainless steel sink and drainer and complementing work tops. Zanussi built-in electric fan oven and separate ceramic hob with extractor fan over. Plumbing for washing machine, radiator, power points and double glazed window to rear elevation with views over open landscape and mountains in the distance.

**Lounge (Front) 15' 8 x 12' 7 (4.78m x 3.84m) (into bay window)**

Coved ceiling, picture rail. Feature painted chimney breast, neutral decor and carpet. Radiator, power points and T.V. aerial point. Double glazed bay window to front elevation.

**Bedroom (Front) 9' 2 x 8' (2.79m x 2.44m)**

Neutral decor and carpet. Radiator, power points and double glazed window to front elevation.

**Second Floor Landing**

Door to three bedrooms, shower room and door with stairs beyond leading to attic room.

**Bedroom (Rear) 14' x 13' (4.27m x 3.96m)**

Neutral decor and carpet. Radiator, T.V. aerial point and power points. Double glazed window to rear elevation with views across open landscape.

**Shower Room (Rear) 4' 10 x 7' 3 (1.47m x 2.21m)**

Shower wall panels and ceramic tiled floor. Ceiling inset spot lighting and extractor fan. White suite comprising close coupled W. C. and pedestal wash hand basin. Corner shower cubicle with electric shower.

**Bedroom (Front) 13' 4 x 12' 5 (4.06m x 3.78m)**

Neutral decor and grey carpet. Feature papered wall. Radiator, power points and double glazed window to front elevation.

**Bedroom (Front) 7' 9 x 9' 1 (2.35m x 2.76m)**

Neutral decor and carpet. Radiator and power points. Double glazed window to front elevation.

**Attic Room 20' 2 x 13' 3 (6.15m x 4.04m)**

Neutral decor and carpet. Exposed ceiling beams with spot lighting. Radiator, power points and Velux window.



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**Guide Price** Reduced from original price of £265, 000 to **£220, 000**

**Tenure** Freehold

**Council Tax Banding** B (Residential Accommodation)

**Business Tax** (Not Applicable)

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

**Local Authorities** Gwynedd Council.

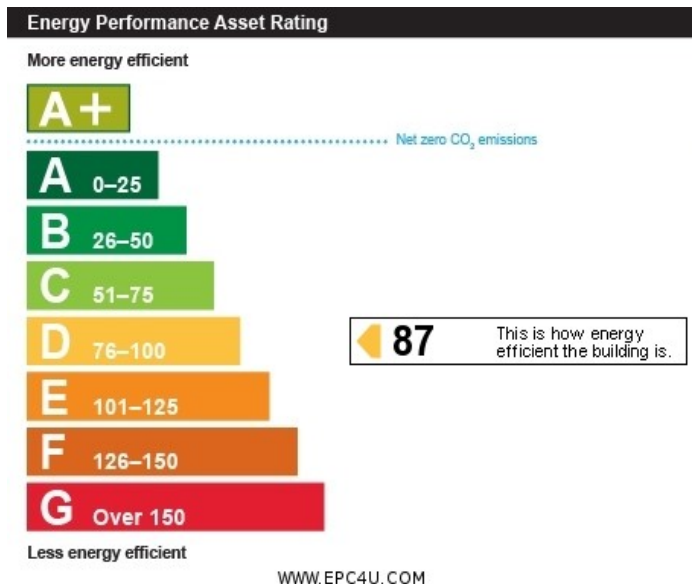
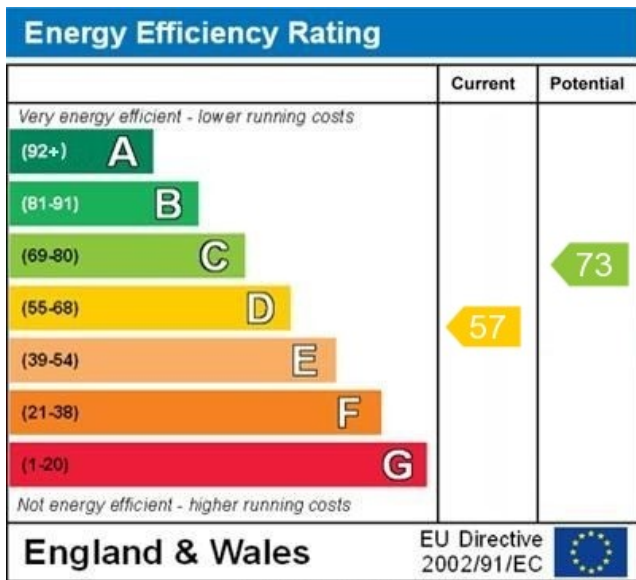
**Water** Welsh Water - Water meter

**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](http://www.legal2move.co.uk) E-mail ~ [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

**Agents' Note**

The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.



MISREPRESENTATION ACT, 1967

Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

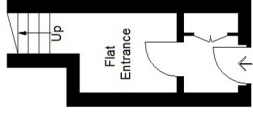
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move. 3. None of these statements contained in these particulars as to this property are to be relied on 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.

# Dolffannog, High Street, Tywyn, Gwynedd, LL36 9AD

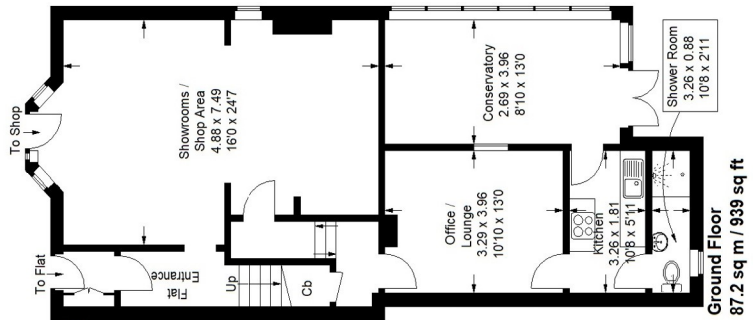
Approximate Gross Internal Area = 223.6 sq m / 2407 sq ft  
(Including Loft Room)



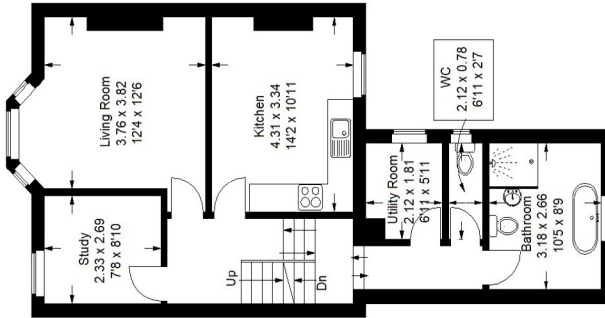
= Reduced headroom below 1.5 m / 5'0"



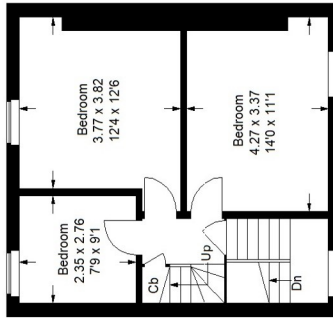
**Ground Floor**  
8.2 sq m / 88 sq ft



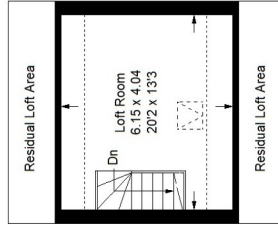
**Ground Floor**  
87.2 sq m / 939 sq ft



**First Floor**  
65.4 sq m / 704 sq ft



**Second Floor**  
45.6 sq m / 491 sq ft



**Loft Room**  
17.2 sq m / 185 sq ft



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