

**REDUCED**

# Legal 2 Move

Trefeddyg  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218

*Sales and Conveyancing*

*www.legal2move.co.uk*  
*e-mail: info@legal2move.co.uk*

11 Penrallt Street  
Machynlleth  
Powys  
SY20 8AG  
Tel. 01654 702335

*13 Cantref, Tywyn, Gwynedd, LL36 0BW*



*Completely modernised, this well presented, spacious, three bedroom end of terrace property has been refurbished to a high standard and designed for modern day living. This delightful home has the bonus of a rear timber built cabin, a relaxing snug with drinks bar and cloakroom. Insulated and double glazed, this cosy retreat is a good space for entertaining, especially in the warm summer evenings with Al Fresco dining out on the private enclosed patio garden. This appealing bungalow could appeal as a family home, or to those seeking a holiday retreat within a friendly community close to the sea.*

*Tywyn is an unspoilt coastal town popular for its clean beach and water sports. The famous Talyllyn 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)

**13 Cantref, Tywyn, Gwynedd, LL36 0BW**

**THE PROPERTY COMPRISES:**

- **PORCH**
- **OPEN PLAN LOUNGE / DINER**
- **KITCHEN**
- **INNER HALLWAY**
- **THREE BEDROOMS**
- **SHOWER ROOM**
- **UTILITY**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **ELECTRIC ECONOMY 7 HEATING**
- **GAS CONNECTION**
- **OUTSIDE WORKSHOP AND TIMBER CABIN WITH LOUNGE, W.C. AND BAR AREA**
- **LOW MAINTENANCE GARDENS**
- **PARKING**



**Freehold.**  
**Reduced from £205, 000 to**  
**Guide Price £197,000**



A member of  
**OnTheMarket**

**ZOOPLA**

**Location**

From Tywyn High Street, proceed under the Railway bridge into Pier Road. Take the first, sharp left hand turn into Corbett Avenue and the 2nd left hand turn into Cantref. As you enter into Cantref take the first right hand turn, following the road round to your left. No. 13 Cantref has a 'For Sale / Ar Werth' sign displayed.

**Description**

Completely modernised, double fronted, end of terrace, three bedroom bungalow dating back to the mid 1960's, of brick construction, with rendered painted elevations, surmounted by a pitch tiled roof. Entrance is via upvc double glazed patio doors which lead into ~

**Porch (Front) 5' 9 x 3' 3 (1.75m x 0.99m)**

A useful space for coats and shoes. Neutral decor and coved ceiling. White panelled door with chrome fittings leading into ~

**Lounge (Front / Rear) 25' 3 x 10' 2 (7.70m x 3.10m)**

This spacious, modern room is open plan to the dining area, with 'L' shaped kitchen leading off. Neutral decor, coved ceiling and feature papered wall. Two modern Haverland electric wall heaters comparable with economy 7 tariff. Power points, T.V. aerial point and double glazed window with vertical blind to front elevation and double glazed patio doors to rear elevation. Doors lead off to inner hallway and bedroom 1.

**Kitchen (Rear) 9' 4 x 8' 5 (2.84m x 2.57m)**

'L' shaped to the dining area. Coved ceiling, white emulsion to walls and partially tiled. This modern kitchen is superb with vinyl click flooring and grey gloss base units and wall cupboards. Integrated fridge freezer, dishwasher and Whirlpool electric oven. Separate hob and extractor hood over. Complementing work tops and stainless steel one and a half bowl sink and drainer. Chrome power points and double glazed window with vertical blind to rear elevation, overlooking the external utility.

**Bedroom 1 (Front) 12' 2 x 9' (3.71m x 2.74m)**

Neutral walls and feature papered wall. Feature bed surround with over bed storage cupboards. Power points and Haverland electric heater. Double glazed window with vertical blind to side elevation and access to part boarded, insulated loft.

**Inner Hallway**

Coved ceiling and feature papered wall. Economy 7 water and heating controls located here. Pine panelled doors lead into the two bedrooms and shower room.

**Bedroom 2 (Rear) 11' 5 x 9' 9 (3.48m x 2.97m)**

Coved ceiling and feature papered wall. Built-in wardrobes with storage cupboards above. Chrome power points, T.V. aerial point and double glazed window with vertical blind to rear elevation.

**Shower Room (Side) 6' 7 x 5' 8 (2.01m x 1.73m)**

An impressive room, modern and bright with a sky light window. Grey vinyl click floor, fully tiled walls and white suite comprising wash hand basin with vanity unit. Close coupled W.C. and large shower enclosure with glass screen and chrome electric shower. Chrome heated towel rail, extractor fan and immersion heater. (The hot water cylinder is located in the loft).

**Bedroom 3 (Front) 9' 6 x 7' 7 (2.90m x 2.31m)**

Coved ceiling and neutral decor. Power points and double glazed window with vertical blind to front elevation.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Front**

Low maintenance, open plan garden, paved and laid with gravel. Communal parking area.

**Rear**

Low maintenance rear garden, privately enclosed and gated. A composite decked area leads to a paved patio garden. The garden, with outside tap and lighting, incorporates a cabin, utility and workshop.

**Utility**                      **9' x 6' 2**                      **(2.74m x 1.88m)**

The utility is positioned to the rear of the kitchen, an external utility with ceramic tiled floor, upvc double glazed windows, door and polycarbonate roof. Power points, lighting and plumbing for washing machine.

**Work Shop**                      **11' 4 x 7' 6 Max.**                      **(3.45m x 2.29m Max.)**

Of wooden structure with power points, lighting and double glazed privacy window.

**Cabin**                      **25' 3 x 10' 2 Max.**                      **(7.70m x 3.10m Max.)**

The cabin is of wooden structure, insulated and designed to create a socialising space. Well presented, a snug with built in bar with optics, and separate cloakroom. Ceramic tiled floor, P.V.C. wall and ceiling panels. T.V. aerial point, power points, lighting, double glazed window and French doors to front elevation.

**Cloak Room**                      **3' 8 x 2' 10**                      **(1.12m x 0.86m)**

Fully tiled walls and floor. White close coupled W.C. with combination wash hand basin.

**Guide Price**                      £197, 000

**Tenure**                      Freehold

**Council Tax Banding**                      C


**Services**                      Gas connection, electricity, water and drainage connected.

**Local Authorities**                      Gwynedd Council.

**Water**                      Welsh Water.

**Viewing**                      Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. info@legal2move.co.uk

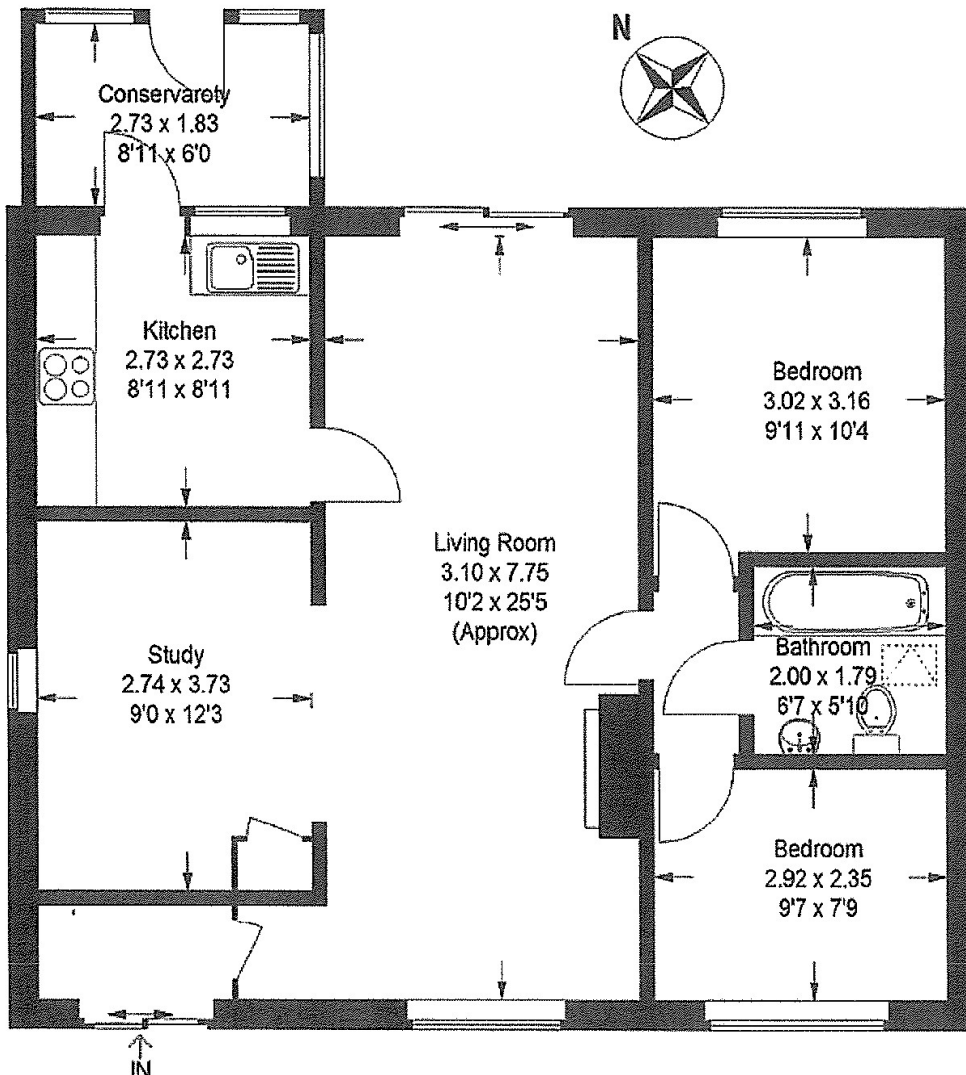
**Agents Note**                      The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM

# 13 Cantref Tywyn, Gwynedd, LL36 0BW

Approximate Gross Internal Area  
77.4 sq m / 833 sq ft



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.

