

**1C PLAS EDWARDS
TYWYN
LL36 0AS**

£165,000 FREEHOLD

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92+		
B	81-91		86
C	69-80		
D	55-68	65	
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



**Spacious 2 Bedroom end terrace with sea views
Situated on this estate of individually designed and built properties
Open plan front garden, rear parking
Gas centrally heated - Upvc double glazed
CHAIN FREE**

Spacious end terrace house situated on this estate of individually designed and built properties, just off the promenade and within a short walk to all amenities. Comprising entrance porch leading to lounge/diner and kitchen on the ground floor with 2 double bedrooms and shower room on the 1st floor. With open plan front garden, off road parking at the rear. Upvc double glazed and gas centrally heated (boiler installed 2021). With sea views from front facing windows.

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 Talyllyn 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 glazed door to;

PORCH

Glazed door and windows on 3 elevations, tiled floor, glazed door to;

LOUNGE

20'7 x 12'6

Tv and telephone point, open to;

REAR HALL

Glazed door to rear, stairs to 1st floor.

KITCHEN

10'1 x 8'3

Window to rear, white units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, space for fridge, electric cooker point, part tiled walls, vinyl floor, Worcester combi boiler located here (installed 2022).

Stairs to 1st floor landing with built in cupboard and access to insulated loft with pull down ladder.

BEDROOM 1

12'6 x 9'9

2 windows to front, built in double wardrobe.

SHOWER ROOM

7' x 6'2

Large panelled shower cubicle, wash basin, w c, heated chrome towel rail, extractor, part panelled walls, laminate floor.

BEDROOM 2

12'9 x 10'7

Window to rear, built in cupboard with slatted shelving.

OUTSIDE FRONT

Open plan lawn, path to front door.

OUTSIDE REAR

Communal area with allocated parking for 1 vehicle.

TENURE

The property is freehold

ASSESSMENTS

Band C

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. Telephone (01654) 710500 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.





