

**17 PLAS EDWARDS
TYWYN
LL36 0AS**

Price £280,000 Freehold

Energy Efficiency Rating		Current	Potential
92-101	A		
81-91	B		85
69-80	C		69
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For energy efficient - higher ranking costs
EU Directive 2002/91/EC
England & Wales



**Well presented 2 bedroom detached bungalow
Gas centrally heated with upvc double glazing
Close to the promenade
Off road parking for several vehicles
Fully enclosed rear garden**

This spacious detached bungalow is situated on this exclusive estate of individually designed and built properties. Just a short walk to the promenade, beach and all amenities. Comprising entrance hallway to 2 double bedrooms, bathroom and en-suite shower, lounge open to dining room, kitchen, workshop and garage room. The rear garden is fully enclosed. There is off road parking for several vehicles on the tarmac and gravel drive plus gated storage area to the side. With upvc double glazing through out and gas central heating. The present vendors have converted the garage insulating 2 external walls and the ceiling and re roofing with a rubber membrane plus having copious sockets fitted.

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 half glazed door to lobby, glazed door to;

L SHAPED HALL

Built-in cupboard with hanging rail, tiled floor, access to boarded loft, Baxi combi boiler located here.

LOUNGE 15'5 x 10'8

Full length window to front tiled floor, open to;

DINING AREA 13'4 x 5'4

French doors to front, tiled floor, glazed door to;

WORKSHOP 16'5 x 6'8

Double doors to rear with glazed side panels, poly carbonate roof.

KITCHEN 11'2 x 9'3

Picture window to rear, white contemporary units, laminate work top, stainless steel sink and drainer, gas hob, built in double oven with extractor over, part tiled walls, tiled floor, door to;

GARDEN ROOM 21'3 x 11'9

Window and half glazed door to front, window to rear, half glazed door to side, plumbed for washing machine and dishwasher.

Off L shaped entrance hallway to;

BATHROOM 7'6 x 7'1

Window to side, tiled floor and walls, bath with shower head handset, vanity wash basin and w c, built-in cupboard for access to pipes.

BEDROOM 1 13'5 x 11'

French doors and glazed side panels to rear, tiled floor.

EN-SUITE 10'10 x 3'4

Tiled walls and floor, shower cubicle, vanity wash basin, w c, led mirror, extractor light.

BEDROOM 2 11'3' x 9'8

Picture window to front, 2 built-in cupboards, consumer unit located here.

OUTSIDE FRONT

Open plan laid to lawn, gated access to car port, tarmac parking, gravel parking, gated access to storage area.

REAR

Fully enclosed with paved area, laid to lawn with mature shrubs, tap.

TENURE The property is freehold.

ASSESSMENTS Band D

SERVICES Mains water, gas, electricity and main drainage are connected. Telephone installed (subject to B.T. approval).

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertieservices.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.

17 Plas Edwards Tywyn, Gwynedd, LL36 0AS

Approved Drawn Internal Area = 118.6 sqm + 1201 sqft.
 (Including Garage + Loft + Porch + Verandah)



Scale 1:1000 (approximate) - Measurements are approximate and subject to change.





