

**16 IDRIS VILLAS  
TYWYN  
LL36 9AW**

**Price £285,000 Freehold**

Energy Efficiency Rating		Current	Potential
39-41	A		
34-38	B		
29-33	C		
24-28	D		
19-23	E		
14-18	F		
9-13	G		
England & Wales		67	75



**Immaculately presented and modernised 4-5 bedroom mid terrace townhouse  
Retaining many original features.  
Situated close to all amenities  
Landscaped garden at rear  
Upvc double glazed with gas central heating**

This immaculately presented townhouse is situated just off the centre of Tywyn close to all amenities. Fully refurbished since 2015 to include re roofing and insulating, K-Rendered to rear elevation, main drainage chamber replaced with one way valve to prevent water backing up, new kitchen, 2 bathrooms, cloakroom, windows many of which are tilt and turn for ease of cleaning, wiring with wifi throughout the property and tv points in most rooms, insulated external walls and roof. Comprising entrance hallway with the original Minton tiled floor leading to an open plan kitchen diner at the front, rear snug and cloakroom on the ground floor, master bedroom, bathroom with utility cupboard and lounge on the 1<sup>st</sup> floor and a further 3 bedrooms and en-suite bathroom on the 2<sup>nd</sup> floor upwards. At the rear beyond the vehicular access (which leads to 1 neighbouring house only) is the low maintenance landscaped garden, where one could create parking for a vehicle, plus rear yard. The view from the front elevation of the property across open fields of the Dysynni valley to Cader Idris in the distance is sublime.

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 composite half glazed door and window to double glazed porch with quarry tiled floor, gas meter, coat and shoe storage, door to:

#### **HALLWAY**

Original coving, Minton tiled floor, pitch pine staircase.

#### **OPEN PLAN KITCHEN / DINER** 22'7 x 12'6 not inc bay.

Bay window to front with Sharps built in seat and storage, window to rear, wood effect vinyl floor, original slate fireplace (not in use) with inset tv over, ceam units, granite work top, inset composite sink, gas hob with mirrored splash back, Neff eye level oven and grill with retractable door, microwave cupboard, integral larder fridge and under counter freezer, integral dishwasher.

#### **SNUG** 28' x 9'

3 windows to side, brick feature fireplace (not in use) under stairs cupboard, glazed partition wall and door to rear lobby with vinyl floor, Sharps fitted drawer and seat unit, window to rear, glazed door to side.

#### **CLOAKROOM**

Wc, vanity wash basin, window to rear, vinyl wood effect floor.

Stairs to 1st floor half landing.

#### **BEDROOM 1** 15'4 x 8'9

Window to rear, fitted double wardrobe and drawer units, built in cupboard.

Stairs to 1st floor landng

#### **BATHROOM** 11' x 10'10

Window to rear, walk in shower cubicle with large overhead shower, double vanity unit, bath, w c, heated towel rail, built in utility cupboard with base units, laminate work top, inset composite sink, plumbed for washing machine, space for tumble drier, extractor, wood effect vinyl floor.

**1ST FLOOR LOUNGE** 16'9 x 14'2 into bay.  
Bay window to front with lovely views down the Dysynni Valley to Cader Idris in the distance.  
Stairs to 2nd floor half landing, velux to side, built in cupboard housing Worcester combi boiler.

**BEDROOM 2** 16'6 x 9'3 inc ensuite.  
Window to rear.

**EN-SUITE BATHROOM**  
Velux window to side, P shaped bath with electric shower over and glass screen, w c, wash basin, heated towel rail, part tiled walls, vinyl floor.  
Stairs to 2nd floor landing.

**BEDROOM 3** 11'2 x 10'3  
Velux window to rear, access to insulated and boarded loft with pull down ladder.

**BEDROOM 4** 16'9 x 11'  
Window to front, original cast iron fireplace.

**OUTSIDE FRONT**  
Wrought iron gate and railings, small garden area.

**OUTSIDE REAR**  
Courtyard, low maintenance plastic fencing, vehicular access, rear garden independent of the rear courtyard and separated only by a narrow vehicular access, low maintenance gravel and mature shrubs, tap and power point.

**COUNCIL TAX** 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 01654-71050 email [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

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