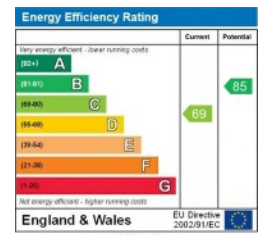


**61 PLAS EDWARDS  
TYWYN  
LL36 0AS**

**Price £285,000 Freehold**



**Extremely well presented 3 bedroom detached bungalow  
Gas centrally heated with upvc double glazing  
Close to the promenade  
Off road parking for 2-3 vehicles  
Fully enclosed rear garden**

This spacious detached bungalow is situated on a corner plot on Plas Edwards, an exclusive estate of individually designed and built properties. Just a short walk to the promenade, beach and all amenities. Comprising entrance hallway to lounge, dining room open to kitchen, integral garage, 3 double bedrooms and bathroom. The rear garden is fully enclosed. There is off road parking for 2-3 vehicles on the gravel drive with an L shaped open plan lawn and gated access either side of the bungalow to the rear. Upvc double glazed throughout and gas centrally heated.

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;

### L SHAPED HALL

Laminate floor, inset doormat, access to part boarded loft with pull down ladder.

### LOUNGE 19'11 x 12'

Picture window to front, laminate floor, door to kitchen, glazed double doors to;

### DINING AREA 10' x 9'11

French doors to rear, tiled floor, open to;

### KITCHEN 14'10 x 8'8

Window to rear, half glazed door to side, wood effect units, laminate work top, composite sink and drainer, integrated dishwasher, eye level double oven and grill, gas hob with extractor over, space for under counter fridge, walk in larder cupboard, part tiled walls, tiled floor. Door to;

### INTEGRAL GARAGE 17'10 x 8'10

Up and over door to front, electric consumer unit and meter located here, utility area plumbed for washing machine, space for fridge/freezer, Worcester combi boiler located here.

Off L shaped entrance hallway to;

### BEDROOM 1 11'11 x 11'9

Window to front and side.

### BATHROOM 7'3 x 5'5

Window to side, bath with electric shower over plus curtain, w c, wash basin, tiled floor, part tiled walls, heated towel rail.

### BEDROOM 2 12'3' x 9'3

Window to rear, 2 to side.

### BEDROOM 3 12'10 x 8'

Window to rear.

### OUTSIDE FRONT

Open plan laid to lawn, mature shrubs, gated access either side to rear, gravel parking, gravel parking.

### REAR

Fully enclosed with paved area, laid to lawn with mature shrubs, tap, electric awning, shed, gazebo.

**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@welshpropertyservices.com](mailto: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.

