

**TEGFAN  
 TYWYN  
 LL36 9DB**

**OIRO £249,950 freehold**

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
62-80	C		77
45-61	D		
29-44	E	54	
13-28	F		
1-12	G		

England & Wales EU Directive 2002/91/EC  
www.epcrea.gov.uk



**Refurbished 6 bedroom semi detached townhouse  
 situated in the older part of Tywyn close to all amenities  
 with gas central heating, upvc double glazing and 2 enclosed yards.**

This well presented semi detached townhouse is situated just off the centre of Tywyn within easy walking distance to all amenities. Retaining many original features and refurbished since 2015 to include new roof and insulation, windows, central heating, shower room, cloakroom with wet room shower, electrics checked and improved with copious sockets in every room. Comprising entrance hallway with original Minton tiled floor leading to lounge with open fire, snug also with open fire, dining room also with open fire, kitchen, sun room and cloakroom on the ground floor. 4 bedrooms on the 1<sup>st</sup> floor plus shower room and a further 2 bedrooms, office/sewing room and storage on the top floor. At the rear are 2 enclosed patio areas which are completely private and rear access onto the pedestrian path plus brick built shed with power.

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 wood panelled door to lobby with Minton tiled floor, half glazed panelled door to;

#### **HALLWAY**

Minton tiled floor, dado rail and coving, deep under stairs cupboard.

#### **LOUNGE** 13'11 x 14''

Bay window to front, open fire, laminate floor, coving, picture rail, built in cupboard housing electric consumer unit and meter, tv point.

#### **SNUG** 11'6 x 10'11

Window to rear, laminate floor, open fireplace, tv point.

#### **CLOAKROOM/WET ROOM** 4'8 x 4'6

Window to rear, tiled floor and walls, w c, wash basin, electric shower and curtain.

#### **DINING ROOM** 13'2 x 10'11

Window to side, laminate floor with electric under floor heating, open fire, deep recessed storage area with built in cupboard over, picture rail, telephone point.

#### **KITCHEN** 10'6 x 8'6

Window and half glazed door to side, skylight, painted pine cupboards, Belfast sink, eye level oven and grill, plumbed for dishwasher, tiled walls and floor, space for fridge freezer.

#### **SUN ROOM/UTILITY** 13'5 x 7'5

Part upvc part wood double glazed with door either side, polycarbonate roof, tiled floor, plumbed for washing machine, space for drier with outlet.

Off entrance hallway stairs to;

#### **1ST FLOOR LANDING**

Light tunnel, dado rail and under stairs cupboard.

#### **SHOWER-ROOM** 7'11 x 7'6

Window to side, wash basin, w c, walk in shower, tiled floor with electric under floor heating, part tiled walls.

#### **BEDROOM 1** 10'11 x 8'2

2 windows to rear, vanity wash basin.

#### **BEDROOM 2** 11'1 x 11'6

Window to rear, wash basin, hanging space, picture rail.

#### **BEDROOM 3** 12' x 10'6

Window to front, built in cupboard housing Ideal Logic combi boiler. Cast iron fireplace (ornamental), picture rail.

#### **BEDROOM 4** 8'8 x 7'1

Window to front.

Stairs to 2<sup>nd</sup> floor landing with light tunnel.

#### **BEDROOM 5** 10'10 x 10'6

Window to front, built in cupboard.

#### **BEDROOM 6** 10'9 x 10'6

Window to rear, built in cupboard.

#### **CRAFT ROOM / OFFICE** 8'2 x 7'1

Window to front.

#### **WALK IN CUPBOARD** 7'8 x 7'

Velux window to rear, cold water tank located here.

#### **OUTSIDE FRONT**

Roadside location.

#### **OUTSIDE REAR**

Private patio areas x 2, fully enclosed with outside tap and Belfast sink, rear access to pedestrian path for bin access. Brick built storage shed with power 9'10 x 6'.

#### **ASSESSMENTS** Band C

#### **TENURE** The property is Freehold.

#### **SERVICES** Mains water, gas, electricity and main drainage are connected.

#### **VIEWING** By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone: 01654 710500. 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.



