

**DELFAN  
BRYNCRUG ROAD  
TYWYN  
LL36 9RU**

**Price £370,000 Freehold**



**4 bedroom detached house  
Situated on the edge of Tywyn on a large plot  
Enclosed maturely planted garden  
Parking for several vehicles  
Stone built coal shed  
Dysynni valley and distant broad water views  
In need of some modernisation**

This spacious detached house is situated on the edge of Tywyn with Dysynni valley and distant broad water views. Comprising entrance hallway leading to dining room, lounge, kitchen, utility and former office on the ground floor. With 4 good sized bedrooms, bathroom and separate w c on the 1<sup>st</sup> floor. Outside is tarmac parking for several vehicles, coal shed, and enclosed garden on a large plot, mainly laid to lawn with mature shrubs and apple tree. Gas centrally heated with upvc double glazed windows. The property would benefit from some modernising.

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 Tallyllyn 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;

### HALL

Original parquet floor under carpet, stairs to 1<sup>st</sup> floor, under stairs cupboard.

### DINING ROOM 12'8 x 12'6

Bay window to front, parquet flooring, built in cupboards.

### LOUNGE 19'9 x 12'3

Window to front, sliding door to rear, parquet flooring, electric fire set in reconstituted stone fireplace, tv point.

### CONSERVATORY 9'6 x 7'8

Windows on 2 elevations, door to side, poly carbonate roof laminate floor.

### KITCHEN 12'6 x 10'5

Window to side, wood effect units, laminate work top, breakfast bar, stainless steel sink and double drainer, gas hob, eye level double oven and grill, part tiled walls, tiled floor, tv point, walk in larder cupboard with shelving. Door to;

### LOBBY

Telephone point, consumer unit and meter.

### UTILITY 7'7 x 5'9

Window to rear, Belfast sink, plumbed for washing machine., Poly carbonate roof.

### OFFICE

Window to side, parquet floor, Worcester gas boiler located here.

Off entrance hallway, stairs to;

### 1ST FLOOR LANDING

Built-in airing cupboard with slatted shelving and hot water cylinder.

### BEDROOM 1 13'2 x 12'8

Bay window to front with Dysynni valley views and the broad water in the distance.

### BEDROOM 2 13'1 x 12'1

Window to front with Dysynni valley and distant broad water views.

### BEDROOM 3 11'9 x 9'2 into recess.

Window to side.

### BEDROOM 4 12'8 x 11'1

Window to side, telephone point.

### BATHROOM 12'1 x 6'3 inc w c.

Window to rear, wash basin, bath with electric shower over, part tiled walls.

### SEPARATE W C

Window to rear, w c, part tiled walls, vinyl floor.

### OUTSIDE

Enclosed with gated entrance, tarmac drive for several vehicles, laid to lawn, mature shrubs, apple tree, block built coal shed, tap.

### TENURE The property is freehold.

### ASSESSMENTS Band E

### 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 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.

## FLOORPLAN









