

**2 FAENOL AVENUE
 TYWYN
 LL36 9DU**

Price guide £165,000 Freehold

Energy Efficiency Rating		Current	Potential
100-125	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

For energy efficiency - higher is better

England & Wales



**3 Bedroom semi detached house on a good sized corner plot.
 Upvc double glazed with gas central heating
 Situated close to all amenities including primary and high schools and a
 short walk to the beach.**

This well presented 3 bedroom property is situated close to all local amenities including schools, shops and beach. Situated on a corner plot with a walled boundary to the front and fencing to the rear. The exterior was re rendered in 2015. The boiler was replaced in December 2016. The property comprises lounge, kitchen and shower room on the ground floor and 3 bedrooms on the 1st floor, enclosed garden laid to lawn plus brick build rear shed.

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.

Gas centrally heated with upvc double glazing the property comprises half glazed door to:

LOBBY

Window to side, telephone point, engineered oak floor half glazed door to:

LOUNGE 13'10 x 12'11

Picture window to front, contemporary feature fireplace with electric flame effect fire, engineered oak flooring, telephone and tv point, coving, under stairs cupboard with frosted window to side.

KITCHEN 11'3 x 8'6 at widest point.

Window to rear, tiled floor with partial under-floor heating, white contemporary gloss cupboards, composite sink and drainer, gas hob with stainless steel feature extractor hood and mosaic tiled splash-back, 'Bosch' eye level oven and grill, chrome towel rail, open to rear lobby and access to garden, electric fuse board located here.

SHOWER ROOM 8'8 x 4'5

Frosted window to rear, tiled floor, walk-in shower cubicle with 'Gainsborough' electric shower, chrome towel rail, vanity sink and w c, inset sink and w.c, inset mirror, fully tiled walls.

Stairs to 1st floor landing, window to side, access to insulated and boarded loft with light.

BEDROOM 1 15'1 x 10' into recess.

2 windows to front, coving, laminate floor.

BEDROOM 2 13' x 8'1

Window to rear, tv point.

BEDROOM 3 10'5 x 7'1

Window to rear, laminate floor, telephone point, 'Alpha' combi boiler (new Dec 2016) located here.

OUTSIDE

Walled and gated, gravel area to front with paved path to rear patio area, lawn, storage shed 9'3 x 7'2. Right of way through to next door for bin access only.

TENURE The property is freehold.

ASSESSMENTS Band B

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@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.





