

# Legal 2 Move

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*7 Plas Edwards, Tywyn, LL36 0AS*





**7 Plas Edwards, Tywyn, LL36 0AS**



**THE PROPERTY COMPRISES:**

- **FRONT PORCH**
- **HALLWAY**
- **BATHROOM**
- **TWO BEDROOMS**
- **KITCHEN**
- **LOUNGE ~ OPEN PLAN TO**
- **DINER**
- **GARDEN ROOM**
- **GARAGE / UTILITY / W.C.**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **GARDENS**
- **COASTAL LOCATION**
- **FURNISHED**
- **NO UPWARD CHAIN**

**Freehold.**  
**Guide Price £215, 000**

*Detached and extended, two bedroom coastal bungalow located within a few minutes walk to Tywyn sea front and promenade. This spacious and light property is being offered furnished, which may appeal to those seeking retirement in beautiful surroundings, or to those seeking a holiday retreat. Some cosmetic improvement is required.*

*Tywyn is an unspoilt coastal town popular for its clean beach, water sports and glorious sun sets. The famous Tallylyn narrow gauge railway, leisure centre, cinema and main line railway*



**Location**

From Tywyn High Street continue the road under the railway bridge into Pier Road. Continue towards the sea front. Plas Edwards is the last turning on the right hand side. Turn into Plas Edwards and take the first cul-de-sac on the right hand side. No. 7 is located on the right. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Detached and extended, two bedroom coastal bungalow, of brick construction, surmounted by a pitch tiled roof, with the exception of the front entrance porch and rear extension, which has a felted roof.

Entrance is through a double glazed porch.

**Porch (Front)**

Of brick construction, felted roof and double glazed windows and door. Wall light and single glazed door leading into~

**Hallway 'L' Shape**

Neutral decor, power points, telephone point and radiator. Two double wall lights, smoke alarm and access to insulated loft. Door to linen cupboard housing a lagged hot water tank and Potterton gas boiler. Doors leading into lounge, bathroom, kitchen and two bedrooms.

**Lounge / Diner (Front / Rear)**

Extended and open plan to the dining area, this open living area provides a good size dining room which extends across the rear of the bungalow.

**Lounge Area** 22' 8 x 12' (6.90m x 3.65m)

Coved ceiling, neutral decor and carpet. Two, three globe ceiling lights, two double radiators, T.V. aerial point and power points. Valor Home Flame log effect gas fire. Double glazed window to front elevation with vertical blind.

**Dining Area** 23' 2 x 7' 1 (7.06m x 2.15m)

Felted roof. Coved ceiling, neutral decor and carpet. Two double radiators, power points and two double glazed picture windows overlooking the garden. Door to kitchen and double glazed patio doors to the garden room.

**Kitchen (Rear)** 10' 10 x 10' 6 (3.30m x 3.20m)

Fitted kitchen with mustard formica units, comprising base units, drawers, wall cupboards and glass display cupboard. Larder cupboard and stainless steel sink with double drainer. Tricity Bendix free standing cooker with double oven and ceramic hob. Plumbing for dishwasher, radiator, power points and window to rear. Door and access to both the hallway and dining area.

**Garden Room** 10' 2 x 7' 1 (3.10m x 2.15m)

This room is entered via the dining area, with access to the garage. Paved floor, polycarbonate roof and double glazed patio doors to the dining area and separate door leading to the Garage / Utility / W.C.

**Bathroom (Front)** 8' 8 x 6' 4 (2.64m x 1.93m)

Neutral decor and partially tiled walls. Pedestal wash hand basin with wall mirror over, close coupled W.C. and panelled bath, with Mira shower and folding shower screen over. Radiator and double glazed window with obscure glass and vertical blind to front elevation.

**Bedroom 1 (Front)** 10' 11 x 9' 11 (3.33m x 3.02m)

Neutral decor and carpet. Radiator, power points and telephone point. Double glazed window with vertical blind to front elevation.

**Bedroom 2 (Rear)** 13' x 10' 11 (3.96m x 3.33m)

Neutral decor and carpet. Double built-in wardrobe. Vanity unit with wash hand basin and two single wall lights over. Radiator, power points and double glazed window with vertical blind to rear elevation.

**ALL SIZES ARE APPROXIMATE**

***Outside***

***Front***

*Open plan lawn garden with mature shrubs. Tarmac driveway leading to garage. Side gated access to rear elevation.*

***Rear***

*A good size garden plot, privately enclosed with paving and mature shrubs.*

***Garage / Utility / W.C.***

*Felted roof and remote 'up and over' door. Lighting, power points, cold water tap and gas meter housed here. Stainless steel sink and drainer and plumbing for washing machine. Separate W.C.*

***Guide Price***                      £215, 000

***Tenure***                                *Freehold*

***Council Tax Banding***    *D*

***Services***                                *Mains gas, electricity, water and drainage connected.*

***Local Authorities***                *Gwynedd Council*


***Water***                                    *Welsh Water (Water meter)*

***Viewing***                                *Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335*

***Agents' Note***                        *The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.*

Legal 2 Move is part of Evans Roberts Solicitors  
(Tai + Twrmai)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>84</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>58</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>G</b>
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## 7 Plas Edwards Tywyn, Gwynedd, LL36 0AS

Approximate Gross Internal Area (Including Garage)  
131.8 sq m / 1419 sq ft

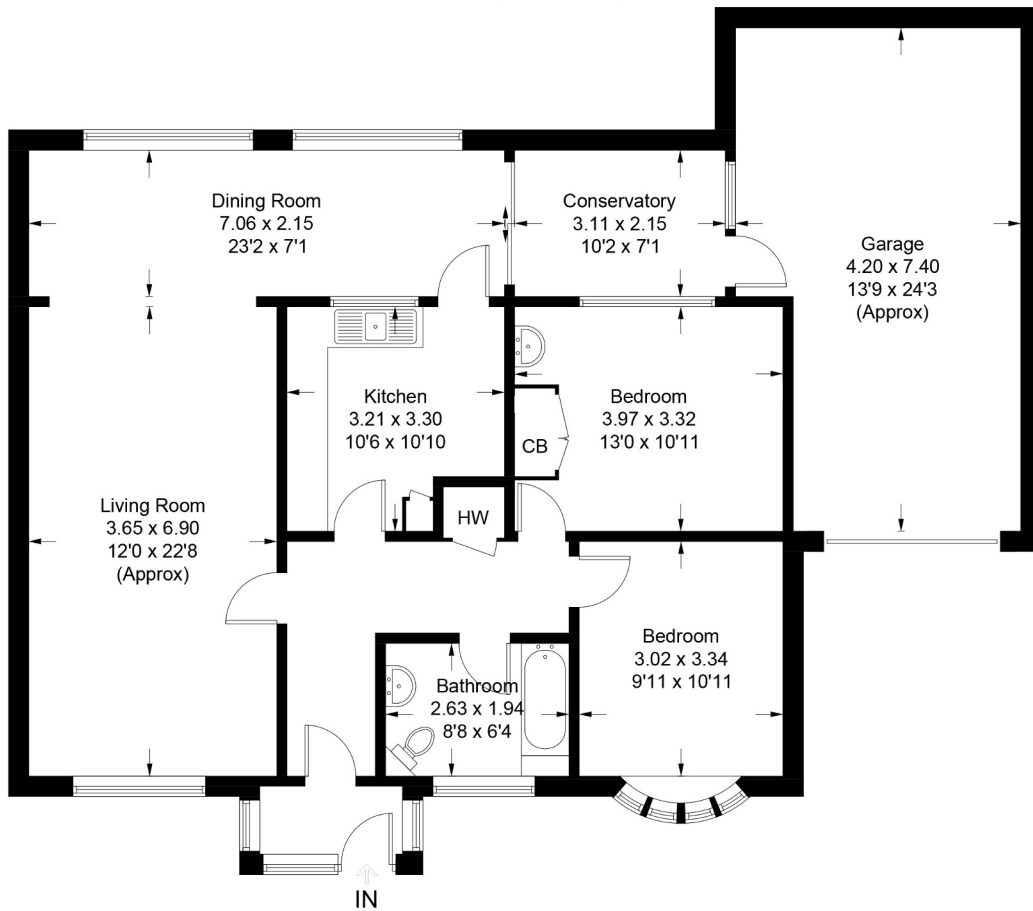


Illustration for identification purposes only,  
measurements are approximate, not to scale.



MISREPRESENTATION ACT, 1967

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