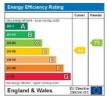


TRESDDOLEN 23 FFORDD CADFAN TYWYN LL36 9DU

PRICE GUIDE £125,000 Freehold



VAT No: 236 0365 26



4 Bedroom detached bungalow situated on a generous plot.

Double glazed with gas central heating

Situated close to all amenities including primary and high schools

In need of full refurbishment - non standard construction

This 4 bedroom detached bungalow is situated on a generous plot close to all amenities. The original building was built of non standard construction and has been extended. Comprising 2 reception rooms, 4 bedrooms, bathroom, shower room and kitchen. With part wood and part upvc double glazed windows and doors and gas central heating. The garden is mainly paved over several levels with very mature planting and former vegetable and fruit beds. There is tarmac parking for several vehicles to the side and a detached precast concrete garage. The property is in need of full refurbishment.

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:

Wood half glazed door and side panels to the entrance hallway.

SHOWER ROOM

Window to rear, vanity wash basin, w c, shower cubicle with electric shower, tiled floor and walls.

LOUNGE 18'7 x 11'6

Upvc window to front and side, brick feature fireplace.

KITCHEN 14' x 13'2

Upvc glazed door and window to side, 2 windows to front, base and wall units, laminate work top, composite sink and drainer, ceramic hob, plumbed for washing machine, walk in cupboard, part tiled walls, glazed door to metal single glazed porch.

Off lounge open to;

INNER HALLWAY

Access to loft with pull down ladder, walk in storage cupboard.

BEDROOM 1 14'4 x 8'5

Upvc window to side.

BEDROOM 2 10'4 x 8'2

Upvc window to rear.

BEDROOM 3 14' x 8'7

Upvc window to side and rear, Logic combi 33 boiler located here.

BATHROOM 9'2 x 5'6

Upvc window to side, wash basin, w c, bath with shower head handset and glass screen, part tiled walls, built in cupboard.

Off entrance hallway to;

LIVING ROOM 16'2 x 14'8

2 wood windows to front, upvc sliding door to rear, door to;

BEDROOM 4

14`8 x 11`9

Wood window to side and rear.

OUTSIDE

Side gated access with paved paths to front and rear, mature shrubs, paved patio area, former fruit and vegetable beds, greenhouse, rendered pre cast concrete garage, outside tap, tarmac parking area.

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

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.

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