

**2 GARREG LWYD  
TYWYN  
LL36 9HE**

**Price £350,000 Freehold**

Energy Efficiency Rating		Current	Possible
100-101	A		81
79-100	B		
55-78	C	71	
35-54	D		
15-34	E		
5-14	F		
1-4	G		

Not energy efficient - higher ranking costs more to run  
England & Wales  
EU DIRECTIVE 2002/91/EC



**Well presented spacious 2 bedroom detached bungalow  
Situating on the edge of Tywyn in an exclusive estate  
Close to all amenities  
Double garage  
Upvc double glazed with gas central heating**

This well presented detached bungalow is situated on the exclusive estate of Garreg Lwyd. Located on the edge of Tywyn and a short distance to all amenities. Comprising entrance hallway leading to a large open plan kitchen / diner and sun room, utility with cloakroom, lounge, 2 en-suite double bedrooms and integral double garage. With distant sea views from all rear facing windows. Enclosed rear garden with also with distant sea views, open front with tarmac parking for several vehicles. Gas centrally heated with upvc double glazing.

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 glazed door and side panels to entrance porch with tiled floor, glazed door to;

**HALLWAY**

Telephone point, access to loft, built in airing cupboard with pressurized hot water cylinder and slatted shelving, glazed door to;

**OPEN PLAN KITCHEN / DINER** 18'6 x 15'5

3 windows on 2 elevations, wood effect units, laminate work top plus breakfast bar, stainless steel sink and drainer, integral fridge, and dishwasher, space for inset electric cooker, part tiled walls, tv point, tiled floor to kitchen area, French doors to;

**SUN ROOM** 14'1 x 7'4

Windows on 2 elevations, French doors to rear, laminate floor, built in cupboard with shelving over.

Off entrance hallway;

**LOUNGE** 15'5 x 13'2

Bay window to rear, gas flame effect fire in wood surround, tv and telephone point.

**BEDROOM 1** 16' x 10'9

Window to rear, a range of fitted wardrobes and cupboards.

**EN-SUITE**

Window to side, tiled walls, vinyl floor tiles, vanity wash basin, led mirror over with de mister, w c, tiled shower cubicle with glass screen, heated towel rail, extractor.

**BEDROOM 2** 11'8 x 9'1

Window to front.

**EN-SUITE**

Window to front, tiled walls, wash basin, w c, tiled cubicle with glass doors, extractor.

Off kitchen access to;

**UTILITY**

Half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, door to;

**CLOAKROOM**

Window to side, wash basin, w c, part tiled walls.

**INTEGRAL GARAGE** 17'11 x 16'5

Window to front, electric up and over door, access to loft area with pull down ladder, Worcester boiler and consumer unit.

**OUTSIDE FRONT**

Tarmac parking for several vehicles, gated access either side, laid to lawn.

**OUTSIDE REAR**

Fully enclosed, laid to lawn, paved patio, shed, mature shrubs and hedge.

**COUNCIL TAX** Band F

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

**VIEWING** By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654-71050 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.

**LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

**2 Garreg Lwyd, Tywyn, Gwynedd, LL36 9HE**  
Approximate Gross Internal Area (Including Garage)  
144.2 sq m / 1552 sq ft









