

**4 DYSYNNI WALK
TYWYN
LL36 0BS**

£249,000 freehold

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Best possible overall energy rating: A
Best possible overall energy rating: G

Current: 83
Potential: 65

England & Wales EU Directive 2002/91/EC



**Refurbished detached 3 bedroom bungalow
Situated on a quiet residential cul de sac
Close to the beach and all amenities
Gas centrally heated and upvc double glazed windows and doors throughout**

This refurbished 3 bedroom detached bungalow is situated in a quiet residential location close to the beach and a short walk to all amenities. Comprising good sized lounge, 2 double bedrooms and a large single, refitted galley kitchen leading to sun room and integral garage. The rear garden is very private, laid to lawn and enclosed. The front is open plan laid to lawn with side useful side gravel area for bin storage. Dysynni Walk is a quiet cul-de Sac of just 8 bungalows.

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.

With mainly all upvc double glazing and gas central heating (new boiler installed in May 2023), the property comprises upvc half glazed door to:

ENTRANCE PORCH

Windows on 2 elevations, poly-carbonate roof, tiled floor, glazed door and side panel to:

L SHAPED HALL

Large built-in double cupboard with slatted shelving, consumer unit located here, laminate floor, access to loft.

LOUNGE 17'9 x 12'

Picture window to front, wood door and glazed side panel to side, laminate floor.

KITCHEN 16' x 7'3

Glazed door and window to side, white base units, laminate work top, stainless steel sink and drainer, electric cooker point, part tiled walls, laminate floor.

LEAN TO CONSERVATORY 8'4 x 8'2

Metal single glazed windows on 2 elevations, door to rear, l,poly-carbonate lantern roof, vinyl floor, plumbed for washing machine, glazed door to;

INTEGRAL GARAGE 17'6 x 9'10

Metal doors to front, window and glazed door to rear, boiler located here (installed May 23).

Off L shaped hall:

BEDROOM 1 12'2 x 11'2

Window to rear, laminate floor.

BEDROOM 2 14'6 x 8'

Window to rear, laminate floor.

BEDROOM 3 9'9 x 7'5

Window to front, laminate floor.

BATHROOM 7' x 6'5

Window to side, part panelled walls, bath with electric shower over and curtain, w c, wash basin, laminate floor.

OUTSIDE FRONT

Off road parking for 2 vehicles,

REAR

Good sized private garden laid to lawn, small paved patio area, gravel area open to front.

TENURE The property is freehold.

ASSESSMENTS Band C

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 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.

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