

Legal 2 Move

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9 Maethlon Close, Tywyn, LL36 0BN



THE PROPERTY COMPRISES:

- **PORCH / SUN ROOM**
- **HALLWAY**
- **GROUND FLOOR BEDROOM**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **EXTENSION ~ REAR BREAKFAST ROOM**
- **TWO FIRST FLOOR BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZING**
- **ECONOMY 7 ELECTRIC HEATING**
- **FRONT AND REAR GARDEN**
- **DRIVEWAY PARKING**
- **GARAGE**
- **COASTAL LOCATION**
- **NO UPWARD CHAIN**

Freehold.
Guide Price
£165, 000



This coastal, three bedroom house has been extended to provide a spacious family home, located in a cul-de-sac of neighbouring properties, close to Tywyn sea front and promenade. Double glazed and with economy 7 storage heating, the property has a ground floor bedroom and two first floor bedrooms.

With driveway parking and an enclosed rear garden, the property includes a separate garage, a short walk away. Some modernisation is required.

Tywyn is an unspoilt coastal town, popular for its clean beach, glorious sunsets and water sports. The famous Talylyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.

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Location

From Tywyn High Street, proceed into Station Road. Pass the Co-op supermarket (on your right) and take the next right hand turn over the Tallylyn railway bridge. Continue the road and bear right. Take the next right hand turn into Ffordd Gwynedd. Maethlon is located off Ffordd Gwynedd. No. 9 Maethlon Close is on the left hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Three bedroom terraced house, of cul-de-sac position. Of brick construction, surmounted by a pitch tiled roof, (new roof 2003). Entrance is via a spacious, double glazed porch / sun room to front elevation.

Entrance Porch / Sun Room

7' 7 x 5' 9

(2.31m x 1.75m)

Upvc double glazed windows and entrance door. Polycarbonate roof and ceramic tiled floor. Single glazed door and side screen leading into ~

Hallway

13' 6 x 6' 4

(4.11m x 1.93m)

Neutral décor. Slim-line storage heater, telephone point and power point. Door to under stairs storage cupboard, housing the electric meters. Door to cloaks cupboard with dress rail. Doors to ground floor bedroom and lounge. Open plan stairs to first floor.

Ground Floor Bedroom (Rear)

9' 5 x 8' 7

(2.87m x 2.62m)

Neutral décor. Recess single wardrobe, power points and double glazed window to rear elevation.

Lounge (Front)

15' 8 x 13' 5

(4.77m x 4.09m)

A good size room with neutral décor. Tiled hearth with mounted, coal effect electric fire. Slim-line storage heater, power points and T.V. aerial point. Double glazed window to front elevation and part glazed double doors, leading into the dining room.

Dining Room (Central)

12' 7 x 8' 4

(3.83m x 2.54m)

Neutral décor. Attractive, oak effect fitted dresser with cupboards and drawers. Slim-line storage heater, power points and dimmer switch. Single glazed window overlooking the extension / sun room. Glazed door leading into ~

Kitchen (Rear)

8' 5 x 7' 2

(2.56m x 2.18m)

Neutral décor, partially tiled walls and vinyl floor. Walnut effect fitted kitchen with base units, drawers and wall cupboards. Complementing work tops and stainless steel sink and drainer. Tricity electric cooker, power points, and extractor fan. Double glazed window to rear elevation. Glazed door leading into ~

Breakfast Room / Sun Room (Rear)

12' 5 x 7' 9

(3.78m x 2.36m)

A brick built extension with long life fibre glass roof and double glazed windows and door. A room with options of use, with access to the rear enclosed garden. Power points, slim-line storage heater and double glazed door to rear elevation.

First Floor Landing

Neutral décor. Slim-line storage heater, power point and access to loft space. Door to airing cupboard with hot water tank. Doors to bathroom and two bedrooms.

Bathroom (Rear)

5' 9 x 5' 5

(1.75m x 1.65m)

Partially tiled walls. Lemon suite, comprising panelled bath, pedestal wash hand basin and low level W.C. Dimplex electric wall heater and double glazed, tilt and turn, window to rear elevation.

Bedroom 2 (Rear)

10' 4 x 7' 6

(3.15m x 2.29m)

Neutral décor, power points and storage to eaves. Double glazed, tilt and turn, window to rear elevation.

Bedroom 3 (Front)

11' 6 x 10' 1

(3.50m x 3.07m)

Neutral décor. Built-in wardrobes and over stairs storage cupboard. Power points and double glazed window to front elevation.

Outside

Front

Low maintenance garden with raised flower bed to front boundary. Driveway parking.

Rear

Privately enclosed, gated, garden with paved patio, mature shrubs and trees.

Garage

Brick built, terraced garage, with up and over door.

Guide Price £165, 000

Tenure *Freehold.*

Council Tax Banding C

Services *Electricity, water and drainage connected.*

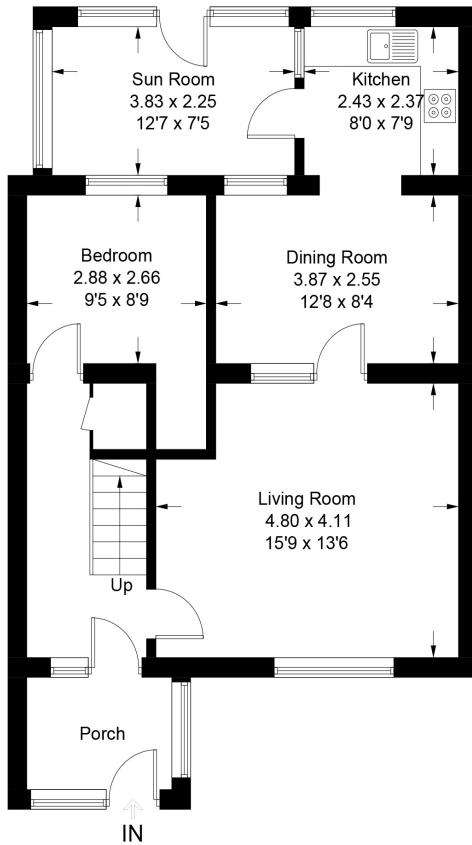
Local Authorities *Gwynedd Council.*

Water *Welsh Water.*

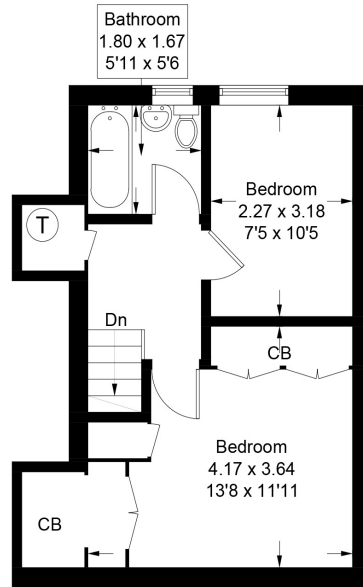
Viewing *Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk*

9 Maethlon Close, TYWYN, LL36 0BN

Approximate Gross Internal Area
101.2 sq m / 1089 sq ft

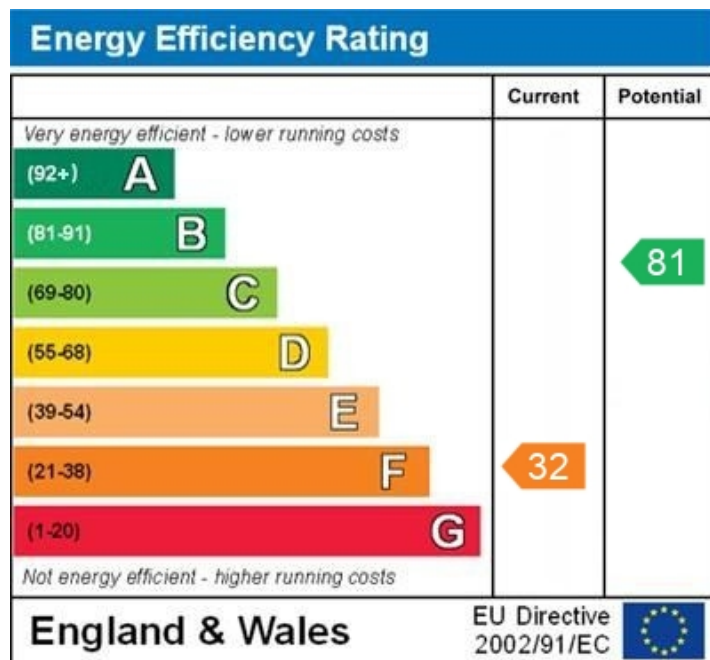
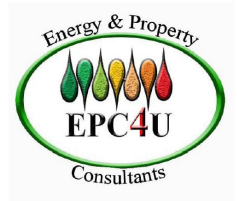


Ground Floor
69.2 sq m / 745 sq ft



First Floor
32.0 sq m / 344 sq ft

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



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MISREPRESENTATION ACT, 1967

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