

REDUCED

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117 Plas Edwards, Tywyn, Gwynedd, LL36 0DA



Freehold
Reduced to
Guide Price of £360,000



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THE PROPERTY COMPRISES:

GROUND FLOOR

- **UTILITY**
- **INNER HALLWAY**
- **SHOWER ROOM**
- **THREE BEDROOMS**

FIRST FLOOR

- **OPEN PLAN LOUNGE / DINER / KITCHEN**
- **BALCONY**
- **FIRST FLOOR BEDROOM**
- **BATHROOM**
- **ELECTRIC HEATING**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **OPEN PLAN GARDENS ~ REAR WITH PAVED PATIO, LAWN GARDEN AND RAISED TERRACE.**
- **OUTSTANDING SEA VIEWS TO REAR ELEVATION & DISTANT MOUNTAIN VIEWS TO FRONT ELEVATION**
- **PARKING FOR SEVERAL VEHICLES**
- **SEA FRONT PROPERTY**
- **FURNITURE AVAILABLE WITH SEPERATE NEGOTIATION**
- **NO UPWARD CHAIN**

This superb, detached, four bedroom sea front property has been designed for modern day, open plan living, with the main accommodation on the first floor to maximise the spectacular sea view and glorious sunsets to be enjoyed into the evening. Tastefully decorated and presented with neutral colour and coved ceilings, this spacious property has three bedrooms on the ground floor and a bedroom and bathroom on the first floor.

A balcony extends out from the dining room enjoying uninterrupted sea views, stretching from the south of Aberystwyth across to the Llyn Peninsula. The rear garden is of good size, with paved patio, lawn garden and raised patio, overlooking the promenade and sea beyond. This desirable family size home could appeal to those seeking to leave city life, to enjoy beautiful surroundings, with the opportunity to work from home, or to those seeking a superb holiday retreat / investment.

Viewing is highly recommended

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



Location

From Tywyn High Street proceed under the railway bridge into Pier Road. Continue towards the sea front and take the last right hand turn into Plas Edwards. 117 is located on the left hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Spacious, detached, four bedroom sea front property, built in the late 1980's. Of brick construction, with rendered painted elevations, the property is surmounted by a pitch tiled roof, which was renewed approximately seven years ago. Entrance to the front elevation is via a upvc double glazed door, leading into ~

Utility (Front)

9' 9 x 8' 8

(2.98m x 2.63m)

Neutral décor, partially tiled walls and ceramic tiled floor. A spacious room fitted with beech effect base units, drawers and wall cupboards. Stainless steel sink and drainer and complementing work tops. Electric wall heater and power points. Doors to inner hallway and door with stairs beyond to upper floor.

Inner Hallway

Coved ceiling, neutral décor and carpet. Power points and electric wall heater. Door to under stairs storage cupboard and doors to three bedrooms and shower room.

Bedroom 1 (Rear)

12' 9 x 12' 0

(3.88m x 3.66m)

Bright, spacious, West facing room with coved ceiling, neutral décor and carpet. Electric wall heater, T.V. aerial point, power points and feature wall mounted luggage rack with dress rail. Upvc double glazed French doors to rear elevation overlooking the garden and sea beyond.

Bedroom 2 (Front)

10' 9 x 9' 10

(3.28m x 3.00m)

Coved ceiling, neutral décor and carpet. Electric wall heater and power points. Double glazed window to front elevation.

Shower Room (Side)

7' 7 x 5' 10

(2.31m x 1.77m)

Coved ceiling, ceramic tiled floor and fully tiled walls. Curved shower cubicle with electric shower. White porcelain wash hand basin with vanity unit and wall mirror over, close coupled W.C. and Dimplex wall heater. Double glazed window with obscure glass to side elevation.

Bedroom 3 (Rear)

11' 7 x 10' 9

(3.52m x 3.28m)

Coved ceiling, neutral décor and carpet. Beech effect, shaker style built-in wardrobes. Electric wall heater, power points and double glazed window to rear elevation overlooking the garden and sea beyond.

First Floor Living Accommodation

The hall and stairs are of neutral décor with fitted carpet and side double glazed window to ground floor. With wonderful, panoramic, sea views greeting you from the top of the stairs, the first floor accommodation comprises open plan lounge / kitchen and dining room with door to inner hallway.

Open plan Lounge/ Dining/ Kitchen

28' 0 x 23' 2

(8.53m x 7.07m)

Kitchen (Front)

Coved ceiling, neutral décor and ceramic tiled floor. Fitted kitchen with blue base units, drawers and wall cupboards. Stainless steel sink and drainer. Complementing work tops and small breakfast bar. Recess larder with power points and shelving. Double glazed window to front elevation with distant mountain views.

Lounge Area (Rear)

Superb space, open plan to 'L' shape dining room. Coved ceiling, neutral décor and carpet. TV. aerial point, power points and wall mounted electric fire and wall heater. Double glazed picture window with outstanding sea views.

Dining Area (Rear)

Coved ceiling, neutral décor and oak effect laminate floor. Power points and double glazed patio door which lead out to the balcony.

Balcony (Rear)

Galvanised construction, with glazing and decked floor.

Inner Hallway

Coved ceiling, neutral décor, carpet and access to insulated loft. Door to linen cupboard, bathroom and bedroom 4.

Bathroom (Side)

7' 11 x 7' 7

(2.42m x 2.32m)

Modern bathroom with fully tiled walls and ceramic tiled floor. White porcelain sink with vanity unit and wall mirror cabinet over. Close coupled W.C. and curved panelled bath with shower screen and chrome mixer tap shower. Heater towel rail and wall heater. Double glazed window with obscure glass to side elevation. Door to airing cupboard, housing the hot water tank.

Bedroom 4 (Front)

10' 10 x 9' 11

(3.30m x 3.03m)

Coved ceiling and neutral décor. Power points, electric wall heater and double glazed window to front elevation with distant mountain views.

ALL SIZES ARE APPROXIMATE

Outside

Front

Paved pathway extending to both sides of the house, with gated access to rear. Small open plan lawn garden and private parking for several vehicles.

Rear

Large garden, facing the sea, with sheltered paved patio, garden stores and lawn garden leading to a raised patio viewing area, with outstanding sea views over the promenade with the Llyn Peninsula in the distance. This is a superb location for those who enjoy beach fishing, water sports, sightings of Porpoise and Al Fresco dining while enjoying glorious sunsets.

Guide Price £360,000

Tenure Freehold

Council Tax Banding To be confirmed.

Services Electricity, water and mains drainage connected.

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.

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
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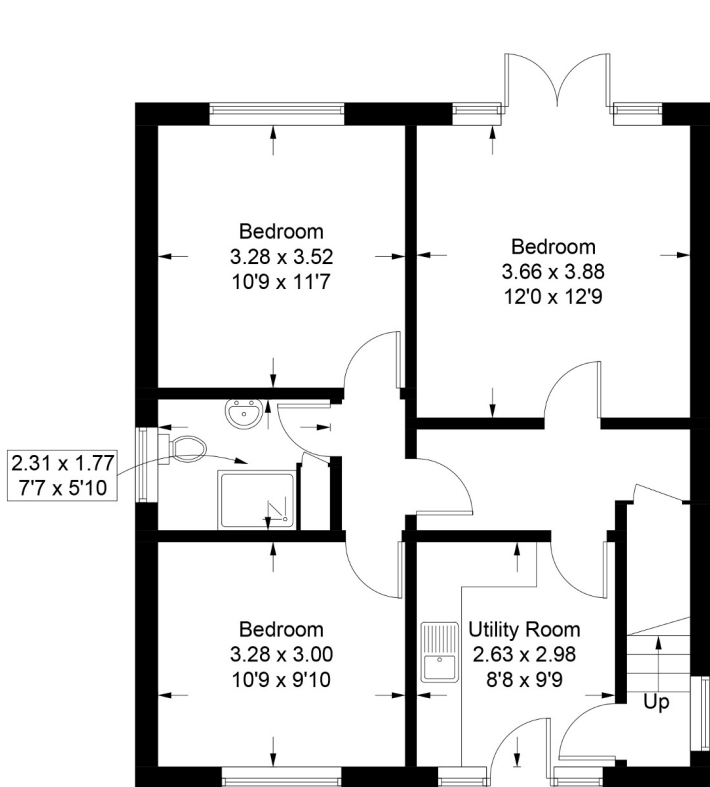


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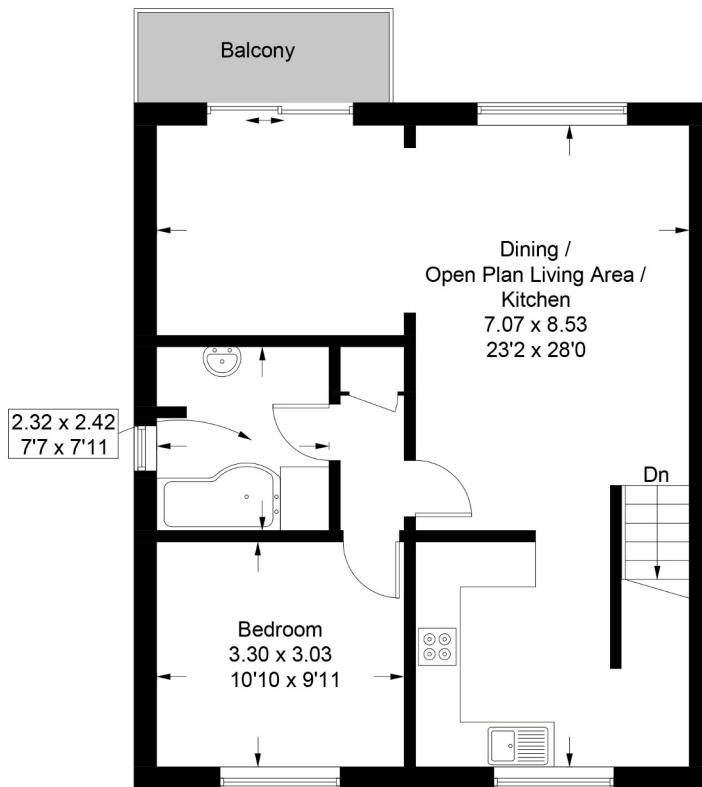
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

117 Plas Edwards, TYWYN, LL36 0DA

Approximate Gross Internal Area
122.0 sq m / 1313 sq ft



Ground Floor
61.1 sq m / 658 sq ft



First Floor
60.9 sq m / 655 sq ft

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



