

# Legal 2 Move

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*114 Plas Edwards, Tywyn, Gwynedd, LL36 0DA*



*Freehold.*  
*Guide Price £395,000*



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**114 Plas Edwards, Tywyn, Gwynedd, LL36 0DA**



**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

- **SPACIOUS ENTRANCE HALLWAY**
- **BATHROOM WITH SHOWER**
- **TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES**
- **CONSERVATORY**
- **UTILITY**
- **FORMER GARAGE / STORE**

**FIRST FLOOR**

- **SHOWER ROOM**
- **BEDROOM WITH BUILT-IN WARDROBES**
- **LOUNGE, OPEN PLAN TO~**
- **KITCHEN / DINER**
- **BALCONY**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **GARDENS**
- **OUTSTANDING SEA VIEWS**
- **FURNITURE ~ NEGOTIABLE**
- **DRIVEWAY PARKING**
- **SEA FRONT PROPERTY**

**Freehold.  
Guide Price £395, 000**

*This spacious, detached, three 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. A balcony extends out from the lounge enjoying exceptional, uninterrupted sea views, stretching from the south of Aberystwyth across to the Llyn Peninsula. The rear garden has a patio with seating area, which leads to a lawn garden, enclosed with mature shrubs. 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. 114 is located on the left hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

### Description

Spacious, detached, three bedroom sea front house, built in the late 1980's. Of brick construction, spa rendered to side and rear elevation and pvc cladding to front elevation, surmounted by a pitch tiled roof. The property is entered through a upvc double glazed door leading into ~

### Hallway

A spacious hallway with coved ceiling, neutral decor and feature painted wall. Vinyl, wood design flooring, radiator, power points and smoke alarm. Double glazed windows to front and side elevation. Doors lead into bathroom, two bedrooms and utility.

### Bathroom (Front / Side)

8' 8 x 7' 7 (2.65m x 2.32m)

Coved ceiling with inset spot lighting, partially tiled walls and feature painted wall. Modern suite comprising a white porcelain wash hand basin, with vanity unit and wall mirror over, close coupled W.C. and panelled bath with shower and shower screen over. Chrome heated towel rail and double glazed window with obscure glass to front / side elevation.

### Bedroom 1 (Rear)

11' 3 x 11' 1 (3.42m x 3.38m)

Coved ceiling. Neutral decor and carpet. Feature painted wall and built-in wardrobes. Radiator, power points and T.V. aerial point. Double glazed patio doors which lead into a conservatory.

### Conservatory (Rear)

11' 1 x 10' 10 (3.38m x 3.30m)

Ceramic tiled floor, upvc double glazed windows and door. Views over the garden with promenade and sea beyond.

### Bedroom 2 (Rear)

15' 3 x 12' 5 (4.65m x 3.79m)

This extended room is spacious and capable of housing two king size beds. Coved ceiling, neutral decor and feature wall panelling with over bed lighting. Built-in wardrobes, power points and T.V. aerial point. Two double glazed windows overlooking the garden and sea beyond.

### Utility (Side)

8' 5 x 7' 6 (2.57m x 2.28m)

Formerly the garage, this space has now been divided to create a storage area and separate utility. The utility, with double glazed door to side elevation, has neutral decor and vinyl floor. Polycarbonate one and a half bowl sink and drainer, beech design base units, drawers and wall cupboards. Plumbing for washing machine.

### Store (Front / Side)

11' 9 x 8' 5 (3.59m x 2.57m)

Remote up and over door, power points, shelving and light.

### First Floor

The stairs lead onto a small landing with shower room, bedroom 3 and open plan lounge / kitchen/ diner leading off.

### Shower Room (Front)

7' 9 x 6' 0 (2.35m x 1.83m)

Ceiling inset spot lighting and vinyl floor. Neutral decor, feature painted wall, partially tiled. Modern white suite comprising a white porcelain sink with vanity unit and wall mirror over, close couple W.C. and corner shower cubicle with Mira electric shower. Extractor fan and radiator. Double glazed window with obscure glass to front elevation.

### Bedroom 3 (Rear)

14' x 10' 11 (4.26m x 3.33m)

Coved ceiling, neutral decor and carpet. Built-in wardrobes, power points and radiator. Double glazed window to rear elevation with spectacular sea views.

### Open plan Kitchen / Diner/ Lounge (Front / Rear)

26' 10 x 12' 4 (8.17m x 3.77m)

A superb social, open plan space, both spacious and bright. This modern room has sea views to rear elevation with front views across to mountains in the distance.

**Kitchen Area (Front)**

Neutral decor, ceiling inset spot lighting, grey vinyl floor and partially tiled walls. Modern fitted kitchen with soft closure, white gloss base units, drawers, pan drawers, wall cupboards and island breakfast bar. Integrated fridge and dishwasher. Built-in stainless steel electric fan oven and separate grill. Gas hob with stainless steel splash back and extractor hood over. Stainless steel one and a half bowl sink and drainer and complementing work tops. Island breakfast bar with cupboards beneath. Radiator, power points and access to insulated loft space. Two double glazed windows to front elevation with views across to mountains in the distance. Door to larder cupboard with shelving, light, central heating controls and Worcester gas combi boiler.

**Lounge / Diner (Rear)**

Ceiling inset spot lighting, neutral decor and carpet. Radiator, power points and T.V. aerial point. Triple, double glazed patio doors leading out to the balcony, offering spectacular sea views.

**Balcony (Rear)**

This glass fronted balcony is a superb sociable space, enjoying exceptional, uninterrupted sea views, stretching from the south of Aberystwyth across to the Llyn Peninsula.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Front**

Wide shallow steps lead to a paved frontage with access to both sides of the house leading to the rear garden. Driveway parking and access to the former garage, now used as a storage room with separate utility.

**Side**

There is a covered way to the left side of the property.

**Rear**

Enclosed and gated garden, with a bow fronted paved patio which leads onto a lawn garden, mature with shrubs. To the rear there is a raised stone boundary wall, planted with shrubs. Superb views from here, overlooking the promenade with sea beyond.

**Guide Price** £395, 000

**Tenure** Freehold

**Council Tax Banding** F

**Services** Mains gas, electricity, water and mains drainage connected.

**Local Authorities** Gwynedd Council

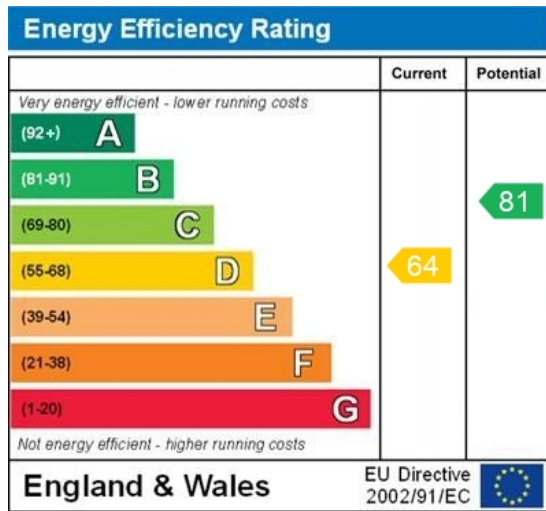
**Water** Welsh Water (Water meter)

**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 Web site ~ [www.legal2move.co.uk](http://www.legal2move.co.uk) E-mail ~ [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

**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.

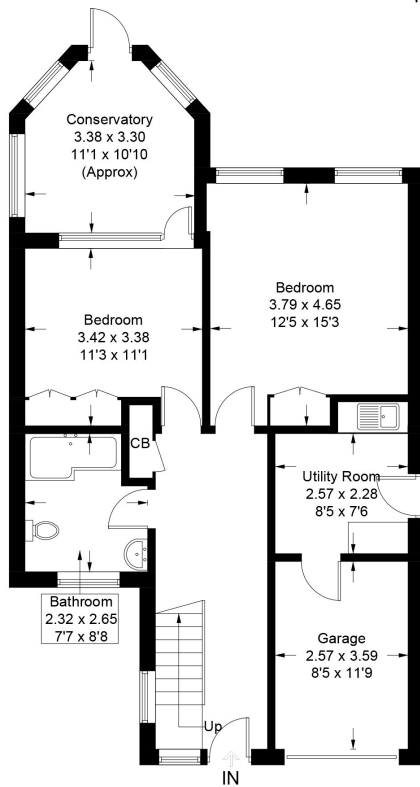




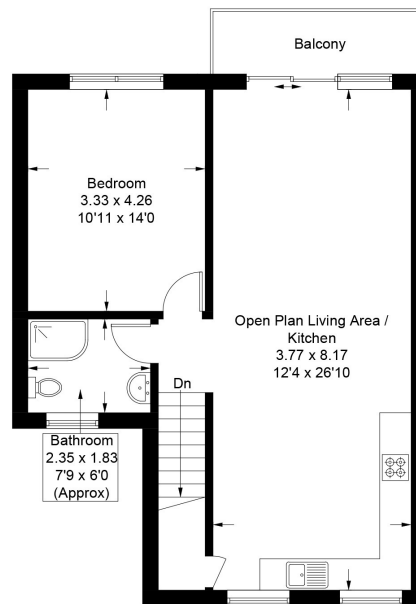


### 114 Plas Edwards Tywyn, Gwynedd, LL36 0DA

Approximate Gross Internal Area (Including Garage)  
140.4 sq m / 1511 sq ft



**Ground Floor (Including Garage)**  
78.1 sq m / 841 sq ft



**First Floor**  
62.3 sq m / 670 sq ft

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



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