

**94B PLAS EDWARDS  
TYWYN  
LL36 0DA**

**Guide price £240,000 Freehold**



**Mid terrace, two bedroom seafront property with living accommodation on the first floor to enjoy spectacular views of the beach and glorious sunsets. Gas centrally heated, double glazed and low maintenance rear garden with amazing views and access to the promenade and seafront.**

**CHAIN FREE**

This is a great opportunity to acquire one of the mid terrace coastal properties situated on the seafront. With uninterrupted beautiful views of Tywyn beach and views on the hills and Cader Idris in the distance. The property comprises of a newly built entrance porch, hallway leading to two bedrooms, sun lounge and shower room on the ground floor. On the first floor, there is a beautiful fitted kitchen and the lounge and dining area leading out to the large balcony with stunning sea views. There is off road parking for two vehicles at the front of the property and the rear of the property is block paved with a slate path and gateway to the promenade.

Much improvement has been made to this property by the owners, to include a new roof and resin gully between roof tops in 2014, since then the porch has been built, creating a very useful space, new radiators and internal doors fitted throughout the property, and a top of the range kitchen fitted with bespoke granite worktop. Improvement has also been made to the rear of the property to include the slate pathway, gate and steps to promenade.

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 half glazed composite door to;

**PORCH** 12'2 x 4'3

Spacious area with large windows allowing lots of light into the property and wood effect flooring. Double power socket. Internal oak door with full length glazed glass to allow for maximum light into the hallway.

**HALLWAY** 20'9 x 5'8

Coved ceiling, ceramic tiled floor leading to bedrooms and shower room. Doors to under-stairs storage cupboard and cloaks cupboard with dress rail and shelving. Radiator and double power socket. Stairs to first floor.

**BEDROOM 1** 12'4 x 9' x 9'

Double bedroom on front elevation with laminate flooring, double glazed window, coved ceiling and radiator.

**SHOWER ROOM** 7'2 x 6'9

Ceramic tiled floor, partial tiled walls. White suite comprising of w.c wash basin and shower cubicle with electric shower, extractor fan, storage units and radiator.

**BEDROOM 2** 13'3 x 10'1

Large window with sea views. Double bedroom with laminate flooring, coved ceiling, radiator and door leading to sun lounge.

**SUN LOUNGE** 13'2 x 8'9

Beautiful sea views. Laminate flooring, radiator, full length double glazed windows and sliding door leading out onto the patio/garden.

**FIRST FLOOR**

**LOUNGE/DINER** 19'6 x 13'2

Stunning sea views, sliding double glazed door to balcony. Coved ceiling, cream carpet, radiator, smoke alarm and archway through to the kitchen.

**BALCONY** 13'4 x 9'8

Large balcony with slate tiled floor and upvc glass balustrade. Outside tap recently installed. Superb views of the promenade and beach with beautiful sunsets to be enjoyed here.

**KITCHEN** 13'3 x 10'5

Views of the hills and Cader Idris in the distance. Beautifully designed contemporary kitchen with bespoke granite worktop, stainless steel inset sinks, integral washing machine and larder fridge/freezer. Rangemaster extractor and space for Range style cooker. Under cupboard lighting, two built-in full-length storage cupboards, both with double power sockets, one houses the combi boiler, tiled floor and access to loft.

**OUTSIDE FRONT**

Tarmac drive, parking for two vehicles.

**REAR**

Low maintenance, block paved patio area with slate pathway to locally handmade oak garden gate and steps onto promenade.

**TENURE** The property is freehold

**ASSESSMENTS** Band D

**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) 710500 [info@welshpropertyservices.com](mailto: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**

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







