

**THE RISE & APARTMENT  
COMPTON HOUSE  
13 HIGH STREET  
TYWYN  
LL36 9AE**

**Price guide £265,000 freehold**



**Spacious self contained retail premises  
4 bedroom residential apartment above  
All new double glazed shop front and fascia  
Rear parking for 2 vehicles  
Balcony with valley views**

This well presented 2 storey 4 bedroom apartment and spacious retail space is ideally situated in the centre of Tywyn. The apartment comprises a generous kitchen with patio doors onto a rear terrace with uninterrupted views of the valley to the Broad Water in the distance, large lounge with snug area, office and bathroom on the 1<sup>st</sup> floor and 4 double bedrooms on the 2<sup>nd</sup> floor. With upvc windows and zoned gas central heating. The retail premises comprises two large rooms plus kitchenette with w c and new upvc frontage and fascia. The services are separate in the shop and apartment except water. To the rear of the property is parking for 2 vehicles.

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 apartment comprises composite door to:

**HALLWAY**

Under stairs storage, doorway to shop, consumer unit and electric meter, stairs to 1st floor half landing.

**BATHROOM** 6' x 6'

Window to side, bath with shower over and roller screen, w c, wash basin, part tiled part panelled walls, laminate floor, heated towel rail.

**KITCHEN** 18'8 x 13'3

Window to side, patio doors to rear with uninterrupted views of the Dysynni valley to the Broad Water in the distance, base and wall units, laminate work top, stainless steel sink and drainer with waste disposal unit, part tiled walls, tiled floor, plumbed for washing machine and dishwasher, space for tumble drier, range style gas oven with 7 ring hob, built in cupboard housing Worcester boiler; hot water cylinder and slatted shelving, access to insulated loft.

Stairs to 1st floor landing, under stairs cupboard.

**LOUNGE** 16'8 x 14'5

Window to front, part glazed double doors to;

**SNUG** 15'2 x 9'

Window to rear with lovely valley views.

**OFFICE** 13'2 x 8'

Window to front.

Stairs to 2nd floor landing with access to insulated loft.

**BEDROOM 1** 13'2 x 11'9 inc fitted wardrobes.

Window to front.

**BEDROOM 2** 12'4 x 11'9

Window to rear.

**BEDROOM 3** 13'2 x 10'8

Window to front, fitted wardrobes.

**BEDROOM 4** 10'8 x 9'3

Window to rear, built in cupboard with slatted shelving.

**SHOP** 23' x 19'2 not inc window recess.  
2 windows to front and glazed door, boarded floor, electric meter and consumer unit located here, open to;

**REAR RETAIL SPACE** 25' x 22'6 inc storage cupboard.  
With access to storage area 22'7 x 6'9 inc kitchenette with sink unit and w c, gas boiler located here ( not in working order) Door to rear.

**OUTSIDE REAR**  
Parking for 2 vehicles, galvanised spiral staircase to owners accommodation and large L shaped decked balcony with valley views, tap and lighting.

**ASSESSMENTS** Band C

**TENURE** The property is Freehold.

**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.

**DISCLAIMER**  
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