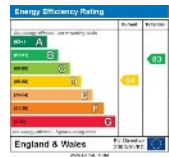


**14 MORFA CRESCENT  
TYWYN  
LL36 9AU**

**Price £400,000 freehold**



**Immaculately maintained and presented 3 bedroom detached former MOD officers house  
Gas centrally heated - upvc double glazed throughout  
Integral garage and workshop  
Enclosed rear garden with stunning valley views to Cader Idris in the distance  
Block paved in and out driveway**

This immaculately presented and maintained detached property is situated on the exclusive cul-de-sac of Morfa Crescent which were built for the officers of the former army camp. With stunning views down the Dysynni Valley to Cader Idris in the distance. Comprising entrance porch leading to hallway, cloakroom, lounge, dining room, conservatory, kitchen, utility, boot room and garage plus workshop on the ground floor. With spacious landing, 3 double bedrooms, en-suite shower plus bathroom on the 1<sup>st</sup> floor. The front garden is low maintenance block paved with gravel border, gated access to rear fully enclosed garden laid to lawn with patio and mature planting. The views from the rear are absolutely stunning of the Dysynni valley.

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 accommodation comprises half glazed door to;

**PORCH** 14'2 x 4'9  
Windows on 3 elevations, tiled floor, glazed door to;

**HALLWAY**  
2 windows to front, built in cupboard housing consumer unit, gas and electric meter, under stairs cupboard, LVT flooring.

**CLOAKROOM**  
Window to front, w c, wash basin, LVT flooring, part tiled part timber clad walls.

**LOUNGE** 18' x 11'9  
Window to front and rear, inset wood burning stove with marble hearth and wood surround, t v and telephone point, glazed door to;

**DINING ROOM** 15'2 x 8'6  
Bifold doors to rear, LVT flooring.

**CONSERVATORY** 10'5 x 10'4  
Windows on 3 elevations, French doors to garden, lantern roof, LVT flooring, wall mounted heater.

Off dining room, glazed door to hallway and access to;

**KITCHEN** 12'4 x 11'4  
Window to rear, cream units, laminate work top, stainless steel sink and drainer, integral fridge, dishwasher, gas cooker with extractor over, part tiled walls, timber clad walls and ceiling, vinyl floor, door to;

**UTILITY** 7'3 x 5'5  
Window to front, base units, stainless steel sink and drainer, Worcester boiler located here, built in cupboard housing pressurized hot water cylinder, door to;

**BOOT ROOM** 14' x 8'  
Door and window to front, windows to rear, vinyl floor, door to rear lobby and access to rear garden.

**INTEGRAL GARAGE** 18'1 x 9'6  
Electric roller door, skylight.

**WORKSHOP** 14' x 8'2  
Window to rear and side.

Off entrance hallway stairs to;

**1ST FLOOR LANDING**  
Window to front, access to loft, built in cupboard with slatted shelving.

**BEDROOM 1** 18' x 12' inc en-suite.  
Window to front and rear.

**EN-SUITE SHOWER**  
Panelled walls, LVT floor, shower cubicle, extractor light, vanity wash basin and w c, led mirror, heated towel rail.

**BEDROOM 2** 15'3 x 8'7 into fitted wardrobes  
Window to rear.

**BEDROOM 3** 11'8 x 11'7  
Window to rear, hidden built in cupboard.

**BATHROOM** 11'4 x 5'5  
Window to front, P shaped bath with glass screen and shower over, vanity wash basin, w c, heated towel rail and radiator, vinyl floor, extractor light.

**OUTSIDE FRONT**  
Block paved in and out driveway for several vehicles, gravel border with mature planting, power point and tap, gated access to;

**OUTSIDE REAR**  
Laid to lawn, mature shrubs, paved patio areas, tap, light, Belfast sink (not plumbed in) external power point, gate to rear with access to footpath to the Broad Water.

**TENURE** The property is freehold

**ASSESSMENTS** Band E

**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](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**  
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

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



