

**5 YR YNYS  
 FAENOL ISAF  
 TYWYN  
 LL36 0DY**

**Price £395,000 Freehold**

Energy Efficiency Rating		Current	Potential
85-91	A		
79-84	B		
73-78	C	G1	G2
67-72	D		
61-66	E		
55-60	F		
49-54	G		

England & Wales



5 Yr Ynys, Front with solar panels

**Spacious detached 3 bedroom, 2 bathroom house situated on this exclusive estate  
 Close to all amenities including promenade and beach  
 Maturely planted garden, parking for several vehicles  
 Integral garage.**

This **Spacious and Versatile Detached House** has aspects **Facing Southeast and Southwest** on a **Generous Corner Plot, Fronting onto a Cul-de-sac** of the **Exclusive Estate of Faenol Isaf**.

It is just a **Short Walk** to the **Sea Front, the Promenade** and **Tywyn's Amenities**.

**The Garden** to Front and Side is **Low Maintenance** with **Flint** with lots of **Fossils** over **Weed Suppressing Fabric** and planted with **Yuccas, Hydrangeas, Magnolias, Camelias** and a **Strawberry Tree**, amongst other mature shrubs, all of which provide **Very Good Privacy**.

**The Forecourt** provides **Ample Parking for 4 cars**.

**THE SOLAR PANELS** on the roof **PROVIDED AN INCOME of £957.52** during the year ended 5/4/2024.

**The Ground Floor** has **Stained Floor Boards** throughout. **UPVC Double Glazing** throughout - **All Window lights are Top or Side Opening**.

**Windows in all rooms** have either **Vertical or Roller Blinds** except **cloakroom and bathrooms** with **Obscured glass**.

**Radiators in all rooms** have **radiator thermostats**.

### Tywyn

is a delightful coastal town on the shore of **Central Cardigan Bay** with a resident **Population of Just Over 3000**.

There are **2 Supermarkets, 2 Ironmongers, Butcher, Florist, Hairdressers, Post Office, 2 convenience shops, Independent Specialist Food Shop, Gift Shops, Garden Centre, Cinema, Builders' Merchant, Plummer's Factor, Furnishers** and **more than a Dozen Cafés, Restaurants and Take Aways** offering a **Variety of International Food** as well as **3 Pubs** and a **Club**.

Tywyn is home to the **Tallylyn Railway, the Oldest Steam Railway Preservation Society**.

Eryri (Snowdonia) National Park, UK's 3<sup>rd</sup> Oldest, offers **Cadair Idris, Tal-y-Llyn, and Rivers Mawddach, Dysynni and Dyfi**.

There are **Yacht Clubs** at Aberdyfi and Barmouth.

There are **Golf Clubs** at Aberdyfi, Dolgellau and Machynlleth.

**Fishing for Sewin** (sea trout), **Salmon** and **Sea Fishing** with **trips** from **Aberdyfi and Barmouth**.

### PORCH

3.94m x 1.24m 12ft 11ins x 4ft

**Fully tiled floor, Full Length Opening Light**.

### HALL

5.1m x 1.9m 16ft 9ins x 6ft 3ins

The inner glazed front door to Hall.

Doors to **Cloak Room, Lounge** and **Kitchen**.

**Large Cupboard** under stairs with mirrored door.

Pendant light, **Telephone** main socket, **Internet feed, Smoke Alarm**.

### CLOAKROOM

1.8m x 2.2m 5ft 11ins X 7ft 2ins

Handbasin, WC, Extractor Fan, Towel Ring & Mirror.

Large Ventilated Hanging Cupboard with Double doors.

Tiled to 1.4m 4ft 7ins high.

Window to Porch.

### LOUNGE

5.22m x 5.0m 17ft 1in x 16ft 4ins

Light and airy room which benefits from Solar Gain on sunny days, even warming room during winter.

2 Large windows.

**Fitted Corner Unit** housing **LED Flame Effect Electric Fire** provides shelf for TV with Satellite and Internet TV feeds.

Panelled door to Study / Office.

### STUDY / OFFICE / DOUBLE BEDROOM 4

3.17m x 3.14m 10ft 4ins x 10ft 3ins

Large Window to rear, Sliding Patio Door.

Fitted Bookcases

Pendant Light.

2 x Double 13amp Sockets.

### KITCHEN

6.03m max x 3.15m 19ft 9ins max x 10ft 4ins

Solid Oak Blockboard Worktops.

Breakfast Bar with 'Pop-Up' with 3 13amp sockets and 2 x USB charging sockets.

Range of single and Double wall and base units.

2 x Double Cupboards and Single Broom Cupboard 2.04m 6ft 8ins tall.

2 x LED ceiling lights.

Adjustable Pendant Light over Breakfast Bar.

2 Rails with Retro Globe Lights.

1 ½ Bowl Stainless Sink with Mixer Tap and drainer.

Vitreous Hob with Extractor over.

8 x Double 13amp sockets.

Mains linked Heat Sensor.

Window to Orangery.

Integrated Beko Double Oven with Grill.

Bosch Tall Fridge in Silver.

Sharp Dishwasher.

Innex Washing Machine.

Glazed Door to Orangery

Glazed Door to Garden Room.

### ORANGERY

5.69m 1.81m 18ft 8ins x 6ft 3ins

Louvred Blinds to Windows on Both Elevations.

Concertina Blinds to Roof.

Tap with Hose Fitting.

Bulkhead Light

Glazed Door from Garden Room.

Door to Rear Garden & BBQ area.

### GARDEN ROOM

4.84m x 4.82m max 16ft 10ins x 15ft 9ins max

Part glazed door with Roller Blind to Garage.

French Doors to Courtyard.

Glazed Door to Orangery.

Large Skylight with Splayed Recess and LED Lighting.

Mains linked Smoke Detector.

Internet Feed.

2 x Pendant Lights

Panelled Door to Capacious Cupboard housing Inverter for Solar Panels and PV Metre and Distribution Board

### STAIRS

Fitted Carpets & throughout on First Floor except bathrooms.

### LANDING

3.22m max x 1.84m 8ft 5ins max 2ft 10ins

Large window to left.

Sapele Doors to Three Bedrooms and Family Bathroom

Double 13amp socket.

Pendant Light.

Honeywell Central Heating Thermostat.

### MAIN BEDROOM

5.46m x 4.48m 17ft 11ins x 14ft 8ins

A light and spacious room with long views to the hills and over Cardigan Bay towards Aberaeron & Newquay.

2 Large Windows.

Gentleman's Fitted Wardrobe, Hanging Wardrobes with 2 Full Length Mirrored Doors.

Fitted Dressing Table with 9 Drawers.

Fitted 3 Drawer Chest.

Further Fitted Hanging Wardrobe.

Sapele Doors to En Suite & Hanging Cupboards.

Pendant Light & 3 Spotlights on Rail.

6 x Double 13amp Sockets.

Satellite TV Feed.

### EN SUITE

3.6m x 2.19m 11ft 7ins x 7ft 2ins

Basin, WC & Bidet.

Large Window to front.

Shower Cubicle with Ceramic Tray, Triton T80<sub>2</sub> Shower and Seat.

Extractor Fan with 20 minute Overrun.

2 x Large Mirrors.

2 x Glass Shelves.

2 x Ceiling Lights.

Shaver Socket.

3 x Towel Rings.

Fully Tiled Walls & Vinyl Floor covering.

Airing Cupboard.

### CORRIDOR

2.58m x 0.88m 10ft 5ins x 2ft 10ins

Pendant Light

### BEDROOM 2

3.2m x 4.16m max 10ft 5ins x 13ft 7ins

A Light and Airy Double Bedroom currently used as a twin room with two windows with views to the uplands.

3 x Double 13amp Sockets.

Pendant Light.

### BEDROOM 3

3.01m x 3.78m 9ft x 12ft 4ins

Window to Rear with Views to Uplands.

Window to Left gives safe access to Garage Roof.

Vented Door to Boiler Cupboard.

Worcester Bosch CDi 40 Boiler Serviced Annually by the Worcester Bosch Engineer.

The Boiler has Extended Insurance Cover Transferrable to new owner.

Carbon monoxide detector.

Double 13amp Socket.

Pendant Light.

Access to Roof Space.

### FAMILY BATHROOM

3.5m x 2.8m 11ft 5ins x 9ft 2 ins

Salmon Pink Suite with Corner Bath, Mixer Taps and Hand Shower attachment.

Basin with Mixer Tap, Bidet with Douche facility & WC.

Ceiling Light.

Extractor Fan with 20 minute overrun.

Shaver Socket.

Mirror.

Vinyl Floor Covering.

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 or email [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

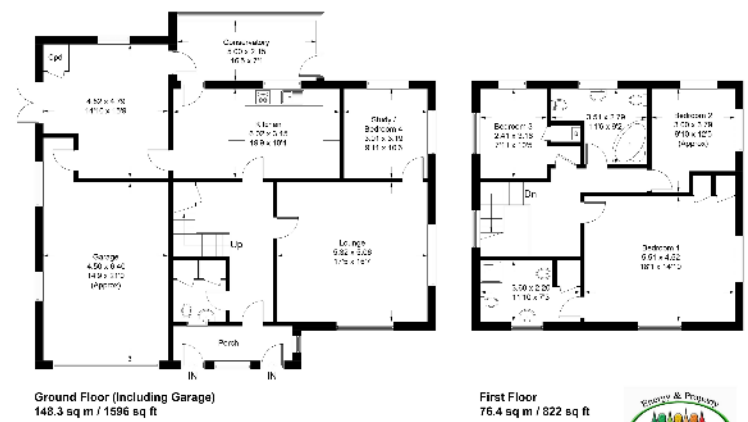
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### LASER TAPE CLAUSE

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

#### 5 Yr Ynys, Faenol Isaf, Tywyn, Gwynedd, LL36 0DY

Approximate Gross Internal Area = 224.7 sq m / 2418 sq ft  
(Including Garage)



Illustrations for descriptive purposes only.  
Measurements are approximate and not to scale.







5 Yr Ynys, Sitting Room



5 Yr Ynys, Kitchen



5 Yr Ynys, Garden room



5 Yr Ynys, Sunroom



5 Yr Ynys, Main Bedroom



5 Yr Ynys, Family Bathroom



5 Yr Ynys, Courtyard



5 Yr Ynys, Front Garden