

**REDUCED**

# Legal 2 Move

Trefeddyg  
High Street  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218  
Fax. 01654 712015

*Property Sales and Conveyancing*

www.legal2move.co.uk  
e-mail: info@legal2move.co.uk

11 Penrallt Street  
Machynlleth  
Powys  
SY20 8AG  
Tel. 01654 702335

*30 Cantref, Tywyn, Gwynedd, LL36 0BW*



*Semi-detached, two bedroom bungalow, conveniently located central to Tywyn railway station, sea front and town centre. The property, with modern interior, is double glazed and has gas central heating. There is a spacious conservatory overlooking the rear garden and a family bathroom with both bath and separate shower cubicle. The rear garden is privately enclosed and has been designed for low maintenance while the front garden is open plan and laid to lawn.*

*Tywyn is an unspoilt coastal town, popular for its clean beach, water sports, sea fishing, with sightings of porpoise and glorious sunsets. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.*

**Freehold.  
Reduced to  
£150,000**

Legal 2 Move is part of Evans Roberts Solicitors  
(Tai + Twrnai)



**30 Cantref, Tywyn, Gwynedd, LL36 0BW**



**THE PROPERTY COMPRISES:**

- **PORCH**
- **LOUNGE**
- **KITCHEN**
- **BATHROOM WITH SEPARATE SHOWER CUBICLE**
- **TWO BEDROOMS**
- **CONSERVATORY**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **GAS CENTRAL HEATING**
- **FRONT AND REAR GARDEN**
- **COMMUNAL PARKING**
- **COASTAL LOCATION**
- **VACANT POSSESSION**





### Location

From Tywyn High Street, proceed under the Railway bridge into Pier Road. Take the first, sharp left hand turn into Corbett Avenue and the 2nd left hand turn into Cantref. As you enter into Cantref take the first right hand turn, following the road round to your right and park your car in the communal parking area. There is a walkway to the right of the parking area which leads to a pathway to 30 Cantref. Our 'For Sale / Ar Werth' sign is displayed.

### Description

Semi-detached, two bedroom bungalow with modern interior. Of brick construction, with rendered painted elevations, surmounted by a pitch tiled roof, entrance is via ~

#### Porch (Front) 5' 9 x 3' 3 (1.75m x 0.99m)

Of brick construction with felted roof, upvc double glazed windows and entrance door. Oak effect laminate floor and cloak hanging space. Single glazed door leads into ~

#### Lounge (Front / Rear) 14' 4 x 10' 1 (4.38m x 3.07m)

Modern, bright lounge, with neutral décor and oak effect laminate floor. Radiator, heating thermostat control, power points and T.V. aerial point. Double glazed window, with vertical blind, to front elevation and white panelled door to front bedroom.

#### Inner hallway

White panelled door to rear bedroom, bathroom, and kitchen. Smoke alarm and access to loft space.

#### Bedroom 1 (Front) 8' 8 x 6' 11 (2.64m x 2.11m)

Neutral décor and carpet. Wall mounted consumer unit, radiator and power points. Double glazed window, with vertical blind, to front elevation.

#### Bathroom (Side) 7' 7 x 7' 3 (2.30m x 2.20m)

Modern and bright bathroom with ceiling inset spot lighting, partially tiled walls and vinyl tile effect floor. White suite comprising close coupled W.C. and wash hand basin, with vanity unit and shaver light over. Panelled bath and separate shower cubicle with glass sliding door and Mira electric shower. Extractor fan and double glazed window with obscure glass and roller blind to side elevation.

#### Bedroom 2 (Rear) 11' 6 x 9' 7 (3.50m x 2.91m)

Spacious room with neutral décor and carpet. Radiator, power points and T.V. aerial point. Double glazed window, with vertical blind, to rear elevation overlooking the conservatory.

#### Kitchen (Rear) 9' 5 x 7' 3 (2.87m x 2.22m)

Galley style kitchen with neutral décor, partially tiled walls and oak effect vinyl floor. Heritage green painted base units, drawers and wall cupboards. Polycarbonate one and a half bowl sink and drainer and complementing work tops. Built-in electric fan oven and separate electric hob. Wall mounted gas combi boiler, power points and cooker point. Double glazed window to side elevation and single glazed door into ~

#### Conservatory (Rear) 14' 8 x 6' 2 (4.46m x 1.87m)

Polycarbonate roof, upvc double glazed windows and French doors. Oak effect vinyl flooring, power points, radiator, wall light and plumbing for washing machine.

### ALL SIZES ARE APPROXIMATE

### Outside

#### Front

Open plan garden, laid to lawn. Paved pathway to entrance and side gated access to rear garden.

#### Rear

Privately enclosed, low maintenance garden, with gated access to both side and rear of the property. Paved patio area with large pvc garden store.

#### Parking

There is a communal parking area in close proximity to 30 Cantref.

**Reduced to** £150, 000

**Tenure** Freehold

**Council Tax Banding** C

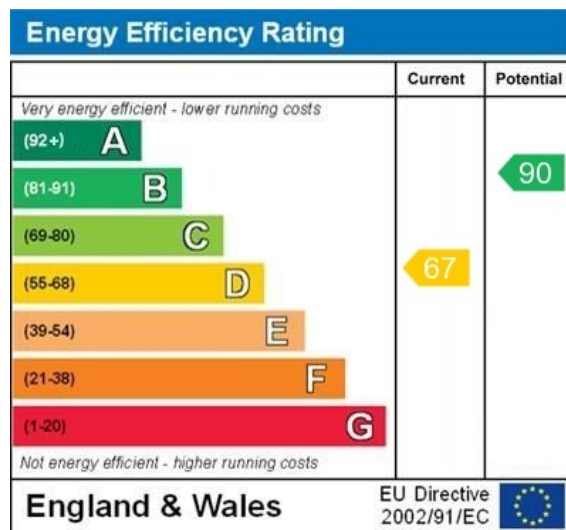
**Services** Mains gas, electricity, water and drainage connection.

**Local Authorities** Gwynedd Council.

**Water** Welsh Water.

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

**Agents Note** The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.



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## 30 Cantref Tywyn, Gwynedd, LL36 0BW

Approximate Gross Internal Area = 54.8 sq m / 590 sq ft

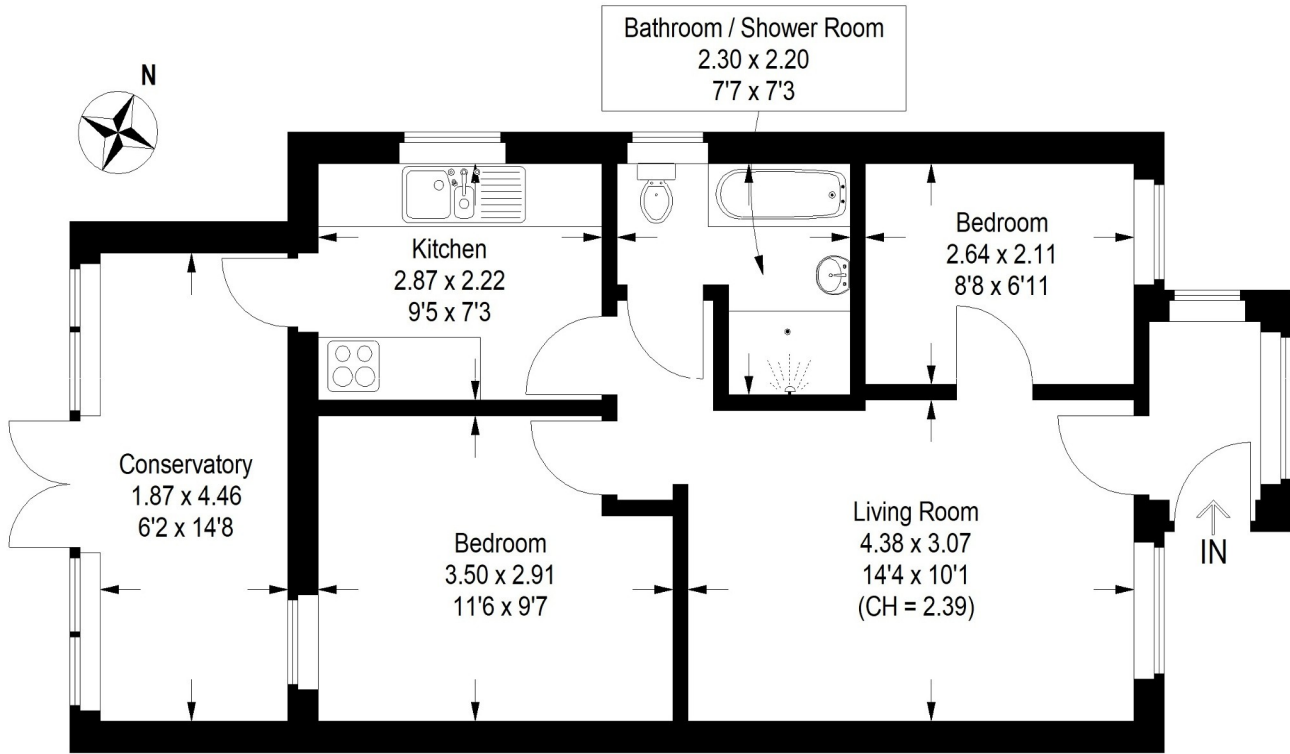


Illustration for identification purposes only, measurements are approximate, not to scale.



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