

**14 WARWICK PLACE  
TYWYN  
LL36 0DH**

**Offers in the region of £190,000 freehold**

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating	A		B+
Water Efficiency Rating	B		B
Energy Efficiency Rating	C		B-
Water Efficiency Rating	D		B-
Energy Efficiency Rating	E		B-
Water Efficiency Rating	F		B-
Energy Efficiency Rating	G		B-

England & Wales



**Two bedroom mid terrace bungalow  
situated in an ideal location within walking distance to the beach and town centre.  
Low maintenance front garden, rear walled garden  
CHAIN FREE**

This two bedroom mid terrace bungalow enjoys a really quiet, private location within easy walking distance to the sea front, town centre and all amenities. Comprising entrance hallway leading to lounge - diner, kitchen, 2 double bedrooms and bathroom. Accessed via a pedestrian walkway with communal parking at the rear. Upvc double glazed, electric storage heating and a very private, fully enclosed, low maintenance rear garden.

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 Tallylyn 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 glazed front door and side panel to;

### **PORCH**

Ceramic tiled floor, glazed door and side panel to:-

### **L SHAPED HALL**

Built-in airing cupboard with slatted shelving and hot water cylinder, access to loft, storage heater.

### **LOUNGE/DINING ROOM** 20'6 x 11'3

Window to front, sliding patio doors to rear, 2 storage heaters, t v point.

### **KITCHEN** 10' x 9'

Window and glazed door to rear, wood effect units, laminate work-top, stainless steel sink and drainer, plumbed for washing machine, electric cooker point, part tiled walls, vinyl floor, consumer unit located here.

### **BATHROOM** 7'9 x 6'7

Frosted window to front, wash basin, w c, bath with electric shower over and curtain, part tiled walls, vinyl floor, heated towel rail.

### **BEDROOM 1** 13' x 8'8 not including wardrobes.

Window to front, built-in double wardrobe with hanging rail and shelf.

### **BEDROOM 2** 9'1 x 8'9 not including wardrobes.

Window to rear, built-in double wardrobe with hanging rail and shelf.

### **OUTSIDE FRONT**

Open plan low maintenance gravel area with mature shrubs.

### **REAR**

Gated entrance to fully enclosed paved and gravel area.

**TENURE** The property is freehold.

**ASSESSMENTS** Band C

**SERVICES** Mains water, 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.









