

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

Price £399,950 Freehold

Energy Efficiency Rating		Current	Potential
Energy Efficiency	A		
Water Efficiency	B		
CO ₂ Emissions	C		
CO ₂ Emissions Intensity	D		
CO ₂ Emissions Intensity	E		
CO ₂ Emissions Intensity	F		
CO ₂ Emissions Intensity	G		

England & Wales
WPS Standard
2021/11/15



**Immaculately presented 4 bedroom, 3 bathroom detached house situated on this exclusive estate
Close to all amenities including promenade and beach
Parking for several vehicles
Double garage, low maintenance garden.
Built in 1981 for the present vendors.**

This immaculately presented detached house is ideally situated close to all amenities including the beach and promenade. Comprising spacious entrance hallway, L shaped lounge diner, well fitted kitchen breakfast room, snug / former office, integral double garage, utility, 4 bedrooms, bathroom and 2 en-suite showers. The garden is low maintenance mainly laid to lawn with mature shrubs. There is tarmac parking for several vehicles. Upvc double glazed with triple to the kitchen and dressing room extension and gas centrally heated. The boiler was replaced in 2022.

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 property comprises fully glazed door and side panels to;

SPACIOUS ENTRANCE HALLWAY 12'7 x 10'2
Under stairs storage., telephone point.

CLOAKROOM
Window to front, w c, compact wash basin, tiled floor and walls.

LOUNGE 19'9 x 10'9
Window to front; rear and side, brick feature fireplace with granite hearth and oak shelf, tv point, arch to:

DINING ROOM 12' x 9'9
Window to rear, door to hall.

SNUG 9'6 x 7'
Window to front, tv point.

BREAKFAST ROOM 10'9 x 9'8
Tiled floor, open to;

KITCHEN 11'8 x 7'8
Window to rear and side, maple effect units, granite work top, inset stainless steel double sink, built in double oven and grill, induction hob with extractor over, integral fridge and dishwasher, part tiled walls, tiled floor.

UTILITY 12'5 x 6'4
Window and glazed door to rear, maple effect units, inset stainless steel sink, plumbed for washing machine, tiled floor, door to;

BOILER ROOM
Window to rear, tiled floor and walls, Vaillant boiler (installed in 2022).

INTEGRAL GARAGE 18' x 17'
Window to side, electric up and over door, consumer unit located here, access to loft area.

Off entrance hall, stairs to;

1st FLOOR LANDING
Access to insulated loft, partly boarded with pull down ladder and light, built in double cupboard housing hot water cylinder and slatted shelving.

BATHROOM 12'3 x 6'3
Window to rear, vanity wash basin, w c, bidet, bath with Mira electric shower over and glass screen, tiled walls.

BEDROOM 1 14' x 10'9
Window to front, fitted wardrobe and chest of drawer units, louvred double doors to;

EN-SUITE SHOWER 9' x 5'7
Window to rear, panelled shower cubicle with Mira electric shower, vanity wash basin, w c, bidet, built in double cupboard.

BEDROOM 2 11' x 9'9
Open to dressing room 8'2 x 7'7 with window to rear.

EN-SUITE SHOWER 7'7 x 3'2
Window to side, w c, vanity wash basin, shower cubicle with Mira electric shower, tiled walls, extractor.

BEDROOM 3 10'9 x 9'5
Window to front.

BEDROOM 4 12'4 x 6'
Window to front.

OUTSIDE FRONT
Tarmac parking for several vehicles, laid to lawn with flower border, gated access either side to rear.

OUTSIDE REAR
Paved patio area, laid to lawn, flower border, brick built shed with power and wash basin.

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

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



