

# Legal 2 Move

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*48 Faenol Isaf, Tywyn, LL36 0DW*







- **ENTRANCE PORCH**
- **HALLWAY**
- **SHOWER ROOM**
- **LOUNGE / DINER**
- **KITCHEN**
- **BREAKFAST ROOM / SNUG**
- **CONSERVATORY**
- **UTILITY**
- **THREE BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **TWO GARAGES**
- **WELL TENDED GARDENS**
- **COASTAL LOCATION**

**Freehold**  
**Guide Price £380, 000**

*This well appointed, detached, three bedroom family home with two garages, was extended by the previous owners, to provide a second garage with room above. This has options of use and the potential for those seeking a work shop with office above.*

*Providing spacious accommodation, this traditional property, with shower room on the ground floor and bathroom on the first floor, has a small balcony off the landing with views across to the sea in the distance. The gardens are delightful, individually designed and well tended. The rear is privately enclosed, laid to lawn with mature shrubs and trees. The conservatory is a bonus, extending the accommodation and providing restive views over the garden.*

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



### Location

From Tywyn High Street, proceed into Station Road and pass the Co-op supermarket on your right. Take the next right hand turn, over the Tallyllyn railway bridge into Neptune road. Take the next left hand turn and follow the road round into Faenol Isaf. Our 'For Sale / Ar Werth' sign is displayed.

### Description

Detached and extended, three bedroom house. Of brick construction, surmounted by a pitch tiled roof, entrance is via ~

### Entrance Porch

Upvc double glazed window and door. Gloss ceramic tiled floor. Double doors to deep storage / cloaks cupboard with dress rail and shelving. Single glazed door leads into ~

### Hallway

Spacious entrance with coved ceiling, neutral carpet and pastel décor with dado rail. Under-stairs storage cupboard. Radiator, power points and carbon monoxide detector. White panel doors to shower room, lounge / diner and kitchen. Stairs to first floor.

### Shower Room (Front)

Vinyl floor and tongue and groove panelling to lower part walls. White suite, comprising wash hand basin with vanity unit, shaver point and close coupled W.C. Shower cubicle with glass sliding doors and Triton electric shower. Radiator, extractor fan and double glazed window with obscure glass to side elevation.

### Lounge / Diner (Front / Rear)

11' 11 x 26' 1

(3.63m x 7.95m)

A bright and spacious room with coved ceiling and dado rail. Neutral décor and carpet. Feature fire-place with gas connection. Three double wall lights with matching ceiling lights. Radiator, power points, telephone point with internet connection and T.V. aerial point. Double glazed windows to front and rear elevation.

### Kitchen (Rear)

11' 3 x 7' 11

(3.44m x 2.42m)

Galley style kitchen which leads into the breakfast room / snug. Vinyl floor and partially tiled walls. Beech effect, Shaker style base units, drawers and wall cupboards. Elea Excellence six ring gas cooker with electric fan oven and extractor hood over. Stainless steel sink and double drainer and complementing work tops. Worcester gas boiler, power points, cooker point and double glazed window to rear elevation, overlooking the garden. Archway leading into ~

### Breakfast room / Snug (Front / Rear)

7' 10 x 18' 8

(2.40m x 5.70m)

This bright room has options of use for either a snug or breakfast room. Coved ceiling, pastel décor and dado rail. Radiator, power points and T.V. aerial point. Two double glazed windows and door leading into ~

### Conservatory (Rear)

14' 7 x 7' 10

(4.45m x 2.40m)

A lovely bright spacious room with restive views over the well tended garden. Polycarbonate roof, double glazed windows and French doors. Power points and wall mounted electric heater. Single glazed door leads into ~

### Utility (Rear)

This is located to the rear of garage 1 but is separate from the garage. Ceramic tiled floor, stainless steel sink and drainer. Beech effect wall cupboards, base units and shelving. Plumbing for washing machine and power points. Part glazed door leads into ~

### Garage 1 (One of two garages)

9' 9 x 20' 8

(2.97m x 6.30m)

Felted roof. Gas meter, shelving, power points, work bench and double wooden doors to front elevation. Single glazed door leading into the utility room.

### First Floor Landing

A spacious area with double glazed French doors which lead out to a small balcony area. Coved ceiling, pastel décor, dado rail and access to loft space. Radiator, power points and doors leading into bathroom and three bedrooms.

**Bedroom 1 (Rear) 11' 3 x 7' 11 (3.43m x 2.41m)**

Pastel décor and neutral carpet. Radiator, power points and double glazed window to rear elevation, with views across to hills in the distance.

**Bedroom 2 (Rear) 11' 11 x 11' 9 (3.63m x 3.58m)**

Neutral décor and carpet. Built-in wardrobes, radiator, power points and double glazed window to rear elevation, overlooking the garden and hills in the distance.

**Bedroom 3 (Front) 11' 11 x 11' 7 (3.63m x 3.52m)**

Neutral décor and carpet. Picture rail, radiator, power points and double glazed window to front elevation, with partial sea views.

**Bathroom (Side) 6' 1 x 7' 2 (1.86m x 2.18m)**

Vinyl floor and partially tiled walls. White suite, comprising jacuzzi bath with chrome mixer tap shower, porcelain wash hand basin with vanity unit and close coupled W.C. Radiator and double glazed window with obscure glass to side elevation.

**Outside**

**Front**

Low maintenance garden enclosed with a brick boundary wall. Golden gravel, paved pathway and raised beds with shrubs and flowers. A block paved driveway, to the right of the house, leads to ~

**Garage No. 2 10' 6 x 21' 4 (3.21m x 6.50m)**

This is an extension built by the previous owners. (See page three for details of garage No.1) Garage no. 2 has a boarded first floor with double glazed windows to front and rear elevation and access is via a ladder. There is potential here and options of use. The garage, brick built, has power points and lighting. There is a remote control door and double glazed window and door to rear elevation.

**Rear**

This garden is delightful. A decked terrace, outside the conservatory, leads down to a lawn garden, privately enclosed and gated. Well tended and maintained, mature with shrubs, trees and flower borders. Secluded corner decking area for shade and privacy.

**ALL SIZES ARE APPROXIMATE**

**Guide Price** £380, 000

**Tenure** Freehold

**Council Tax Banding** E

**Services** Mains gas, electricity, water and mains drainage connected.

**Local Authorities** Gwynedd Council.

**Water** Welsh Water.

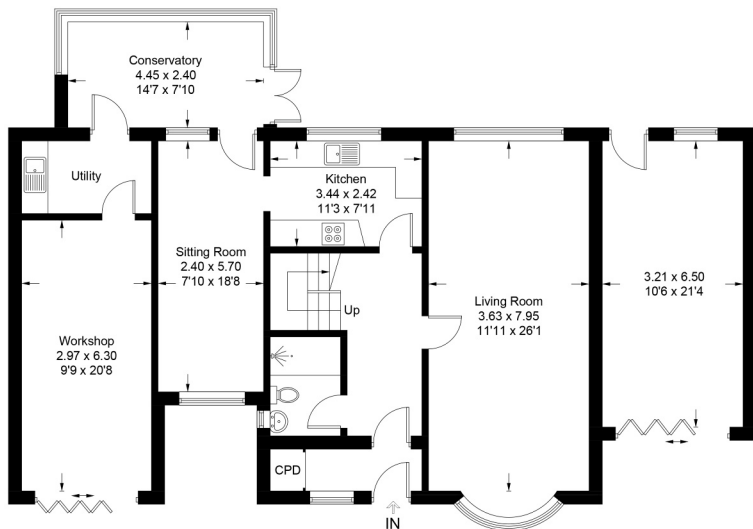
**Agents Note** The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.

**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 Email. [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

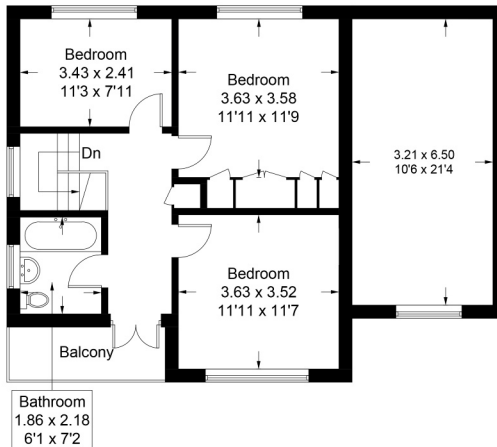


### 48 Faenol Isaf, Tywyn, Gwynedd, LL36 0DW

Approximate Gross Internal Area = 186.2 sq m / 2004 sq ft  
 Outbuilding = 21.3 sq m / 229 sq ft  
 Total = 207.5 sq m / 2233 sq ft



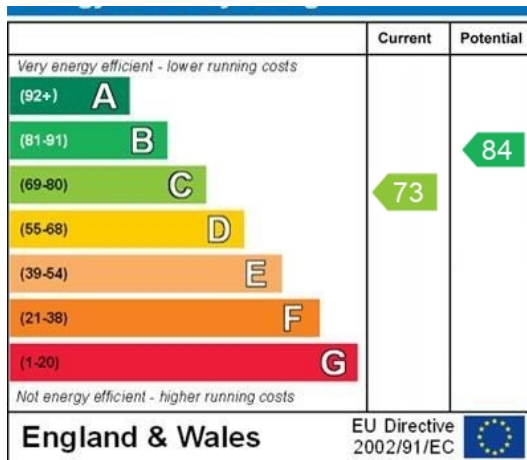
**Ground Floor**  
 110.1 sq m / 1185 sq ft



**First Floor**  
 76.1 sq m / 819 sq ft



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



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