

**7 SWN Y WYLAN
TYWYN
LL36 0DJ**

Offers in the region of £355,000 freehold



**Three bedroom detached dormer bungalow
Immaculately presented and maintained
Built in 2006**

**Situated in a quiet cul de sac within walking distance to the beach and town centre.
Low maintenance front and rear garden
With PV cells and battery**

This immaculately presented three bedroom detached dormer bungalow enjoys a really quiet, private location within easy walking distance to the sea front, town centre and all amenities. Built in 2006 and owned by the current vendors since that time, the property comprises: entrance porch leading to hallway, lounge, dining room, conservatory, kitchen, bedroom, shower room, utility and integral garage on the ground floor. A further 2 bedrooms and bathroom on the 1st floor. With very useful built in storage cupboards, PV cells, low maintenance front garden with tarmac parking for several vehicles, fully enclosed rear garden prettily planted, laid to lawn with paved areas and access either side of the property. The shed is double skinned and recently erected.

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 upvc double glazing throughout and gas central heating.

ENTRANCE PORCH

Tiled floor, glazed door and side panel to:-

L SHAPED HALL

Under stairs cupboard, stairs to 1st floor.

LOUNGE 18'8 x 12'9

Window to front, glazed double doors to rear, t v and telephone point, granite and wood fireplace with electric fire (gas point in situ).

DINING ROOM 12'3 x 9'9

French doors to rear.

CONSERVATORY 11'4 x 11'2

Victorian style conservatory with bronze tinted multi layered polycarbonate lantern roof, French doors to rear, tiled floor.

KITCHEN 12'3 x 8'7

Window to rear, solid wood units, laminate work top, stainless steel sink and drainer, Belling electric cooker with extractor over, Bosch dishwasher, integral fridge, part tiled walls.

BEDROOM 1 12'4 x 10'9

Window to rear, t v point.

SHOWER ROOM 6'6 x 6'2

Window to side, fully tiled walls, vanity wash basin and w c, shower cubicle, extractor.

UTILITY 10'5 x 5'

Half glazed door and window to side, tiled floor, base and wall units, laminate work top, plumbed for washing machine, space for tumble drier plus upright freezer; door to:

INTEGRAL GARAGE 17'8 x 9'8

Electric roller door, window to side, internal tap, consumer unit, PV cell inverter and battery, Worcester boiler located here (annually serviced), access to loft for flue access only.

Off entrance hallway, stairs to:

1ST FLOOR LANDING

Velux to side, 2 walk in cupboards, loft access.

BEDROOM 2 13'5 x 11'3

Window to rear, under eaves access, walk in cupboard with light.

BEDROOM 3 13'9 x 10'3

Window to front, built in double wardrobe.

BATHROOM 6'6 x 6'4

Velux to side, bath with shower head handset, vanity wash basin, w c, bidet, extractor, tiled walls.

OUTSIDE FRONT

Open plan low maintenance gravel area with mature shrubs, tarmac driveway, gated access either side.

REAR

Fully enclosed paved and gravel area with small lawn, mature planting, double skinned shed.

TENURE The property is freehold.

ASSESSMENTS Band E

SERVICES Mains water, electricity, gas 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

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.



