

**57 GERLLAN  
TYWYN  
LL36 9DE**

**Price £250,000 Freehold**



**Semi detached 4 bedroom dormer bungalow**

**Separate garage**

**Tarmac drive for several vehicles**

**Gas central heating**

**Upvc double glazing**

**In need of some modernisation**

**PV Cells**

This spacious semi detached dormer bungalow is situated on Gerllan, a small residential estate of similar properties. Comprising entrance hall leading to a good sized lounge, 2 double bedrooms, bathroom and kitchen/diner on the ground floor. With a further 2 bedrooms and separate w c on the 1<sup>st</sup> floor. Outside front is a maturely planted open plan garden, tarmac parking for several vehicles, access to single garage and rear garden mainly laid to lawn with mature shrubs. Gas centrally heated with upvc double glazing plus the benefit of PV cells on the roof. The property would benefit from some minor modernising.

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 panel to;

### **HALLWAY**

Stairs to 1<sup>st</sup> floor.

### **LOUNGE** 17'3 x 11'5

Window to front, gas flame effect fire in slate surround, door to inner hall;

### **BEDROOM 1** 15' x 10'6

Window to rear.

### **BEDROOM 2** 14'6 x 9'3

Window to rear.

### **BATHROOM** 11'4 x 5'inc built in cupboard.

Window to side, w c, wash basin, bath, part timber panelled walls, built in airing cupboard.

Off entrance hallway;

### **KITCHEN** 17'3 x 8'4 not inc recess.

Window to front and side, half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, vinyl floor, electric cooker point, built in cupboard housing consumer unit, PV and electric meter.

Stairs to 1<sup>st</sup> floor landing.

### **SEPARATE W C**

Velux to rear, w c.

### **BEDROOM 3** 16' x 13'7

Window to front with valley views, under eaves access.

### **BEDROOM 4** 14'9 x 8'3

Window to side, under eaves access, walk in cupboard partly boarded, Ideal Logic boiler located here.

### **OUTSIDE FRONT**

Tarmac parking for several vehicles, laid to lawn with mature planting.

### **OUTSIDE REAR**

Laid to lawn, mature planting.

### **GARAGE** 18'2 x 9'8

Up and over door, light and power, window to rear.

### **TENURE** The property is freehold.

### **ASSESSMENTS** Band D

### **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](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.

floorplan







