

**4 CADER WALK  
TYWYN  
LL36 0DB**

**Price guide £205,000 Freehold**

Energy Efficiency Rating		Current	Potential
Energy efficiency class (based on energy costs)	A		B+
Energy efficiency class (based on CO <sub>2</sub> emissions)	B		B+
Energy efficiency class (based on energy costs)	C		B
Energy efficiency class (based on CO <sub>2</sub> emissions)	D		B
Energy efficiency class (based on energy costs)	E		B
Energy efficiency class (based on CO <sub>2</sub> emissions)	F		B
Energy efficiency class (based on energy costs)	G		B

England & Wales  
ICU Emission  
2022/01/01  
www.ePCOL.com



**Well presented 2-3 bedroom link detached bungalow  
Gas centrally heated with upvc double glazing.  
Enclosed rear garden.  
Close to the beach and all amenities**

This link-detached 2 bedroom bungalow is situated in a quiet residential location close to the beach and all amenities. Well presented and reconfigured the property comprises a useful entrance porch leading to a good sized lounge, kitchen, shower room and 2-3 bedrooms. The rear garden is prettily planted, laid to lawn with mature shrubs and fully enclosed. With open plan front garden and paved off road parking for 1 vehicle.

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.

Upvc double glazed with gas central heating, the property comprises;

Upvc glazed door to;

### **PORCH**

Built in cupboard housing gas meter, tiled floor, glazed door to;

### **HALLWAY**

Laminate floor, built in cupboard housing consumer unit and electric meter, walk in cupboard housing Worcester combi boiler.

### **BEDROOM 1**

11'6 x 10'9

Bay window to rear, built in double wardrobe.

### **BEDROOM 2**

10' x 6'9

Window to side.

### **SHOWER ROOM**

9'5 x 8'3

Window to rear, tiled walls and floor, w c, wash basin, large shower cubicle, extractor light, built in cupboard with slatted shelving.

### **KITCHEN**

13'4 x 8'8

Window and half glazed door to rear, base and wall units, laminate work top, part tiled walls, laminate floor, composite sink and drainer, integral fridge and washing machine, built in double oven and grill, gas hob.

### **LOUNGE**

16'7 x 12'2

Bay window to front, telephone and tv point, electric fire in wood surround, laminate floor, door to;

### **BEDROOM 3 / STUDY**

7'9 x 6'1

Window to side and front.

### **OUTSIDE FRONT**

Laid to lawn with mature planting, paved driveway for 1 vehicle.

### **OUTSIDE REAR**

Fully enclosed, laid to lawn with mature planting and paved patio.

## **ASSESSMENTS Band C**

**TENURE** The property is Freehold.

**SERVICES** Mains water, gas, electricity and main drainage are connected.

**VIEWING** By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 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**

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









