

Legal 2 Move

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Property Sales and Conveyancing

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15 Ffordd Gwynedd, Tywyn, LL36 0BY





THE PROPERTY COMPRISES:

- **HALLWAY**
- **LOUNGE**
- **SHOWER ROOM**
- **TWO BEDROOMS**
- **BREAKFAST KITCHEN**
- **CONSERVATORY**
- **SNUG**
- **UTILITY**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **GAS CENTRAL HEATING**
- **GARDEN**
- **DRIVEWAY PARKING**
- **COASTAL LOCATION**

Freehold.
Guide Price £210, 000



Link detached, well appointed and presented, two bedroom coastal bungalow, located close to the sea front and promenade. This welcoming home, spacious and light, displays a modern interior, well maintained and in good order throughout. This delightful property, extended with rear conservatory, has a west facing, privately enclosed, well tended garden, a bonus to those who enjoy Al Fresco dining. This coastal retreat, of cul-de-sac position, is ready to move into without the additional cost of improvements.

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

Just a few minutes walk to the beach

Location

From Tywyn High Street continue the road under the railway bridge into Pier Road. Continue towards the sea front and along the promenade. Continue the road and take the second road on your left into the cul-de-sac of Ffordd Gwynedd. No. 15 is located on the left hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Well presented, modern, link detached two bedroom coastal bungalow. Of brick construction, surmounted by a pitch tiled roof, this delightful property is entered through a double glazed door which leads into ~

Hallway

This light entrance is decorated in a pastel shade of mint complemented by a grey, vinyl plank effect floor. Concealed electric meters, cloak hanging space, power point and radiator. Double glazed window to front elevation and white panel doors to bedroom 1 and lounge.

Bedroom 1 (Side) 9' 9 x 6' 4 (2.96m x 1.94m)

Twin bedded room with coved ceiling, neutral decor and carpet. Radiator, power points and double glazed window with vertical blind to side elevation.

Lounge (Front) 16' 4 x 12' 5 (4.97m x 3.78m)

This spacious light room has coved ceiling, neutral decor and feature painted wall. Grey, vinyl plank effect floor. Two double wall lights and matching ceiling light. Feature fire surround with marble inset, hearth and coal effect electric fire. Radiator, central heating thermostat control, power points, telephone point and T.V. aerial point. Double glazed bow window to front elevation. White panel door leads into ~

Inner Hallway

Grey, vinyl plank effect floor. One single up-lighter and access to insulated loft with light. White panel doors to shower room, bedroom and breakfast kitchen.

Shower Room (Side) 8' x 6' 5 (2.45m x 1.95m)

Fully tiled walls and vinyl, herringbone style floor. White suite comprising close coupled W.C. and pedestal wash hand basin. Corner shower cubicle with glass sliding doors. Wet wall panelling and Triton electric shower. Radiator and double glazed window with obscure glass to side elevation.

Bedroom 2 (Rear) 13' 11 x 8' 10 (4.23m x 2.70m)

A good size room with coved ceiling, neutral decor and grey, vinyl plank effect floor. Radiator, power points and double glazed window to rear elevation overlooking the conservatory.

Breakfast Kitchen (Rear) 10' x 8' 11 (3.05m x 2.72m)

Coved ceiling, neutral decor and partially tiled walls. Grey, vinyl plank effect floor. Fitted with cream base units, drawers and wall cupboards. Stainless steel sink and drainer and complementing work tops. Built-in electric fan oven and separate gas hob with extractor hood over. Double glazed window and door overlooking the conservatory.

Conservatory (Rear) 19' 3 x 11' 10 (5.87m x 3.60m)

A good size conservatory extending the full width of the bungalow. Ceramic tiled floor, upvc double glazed windows, patio doors and polycarbonate roof. Two single wall lights, radiator, T.V. aerial point and power points. Double glazed door leading into ~

Snug (Side/ Rear) 11' 8 x 8' 7 (3.54m x 2.61m)

Formerly the garage. Coved ceiling, neutral decor and vinyl floor. Single cupboard housing the Worcester Bosch gas combi boiler, annually serviced with British Gas. Power points and double glazed window and door to rear garden. White panel door leading into ~

Utility (Front) 8' 7 x 6' 4 (2.61m x 1.92m)

Formerly the garage. Coved ceiling, neutral decor and ceramic tiled floor. Work top with space for under counter washing machine and dishwasher with plumbing for both. Power points and double glazed window and door to front elevation.

ALL SIZES ARE APPROXIMATE

Outside

Front

Low maintenance block paved frontage with parking for two vehicles. Just a few minutes walk to the sea front and promenade with licensed tea room / bistro and pub.

Rear

Privately enclosed and restive. A west facing low maintenance garden with paved patio, Astroturf and raised beds with mature colourful shrubs. A timber garden shed is included.

Guide Price £210, 000

Tenure Freehold

Council Tax Banding C

Services Mains gas, electricity, water and drainage connected.


Local Authorities Gwynedd Council

Water Welsh Water

Viewing *Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335*

Agents' Note *The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.*

Legal 2 Move is part of Evans Roberts Solicitors
(Tai + Twrnai)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

15 Ffordd Gwynedd Tywyn, Gwynedd, LL36 0BY

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft

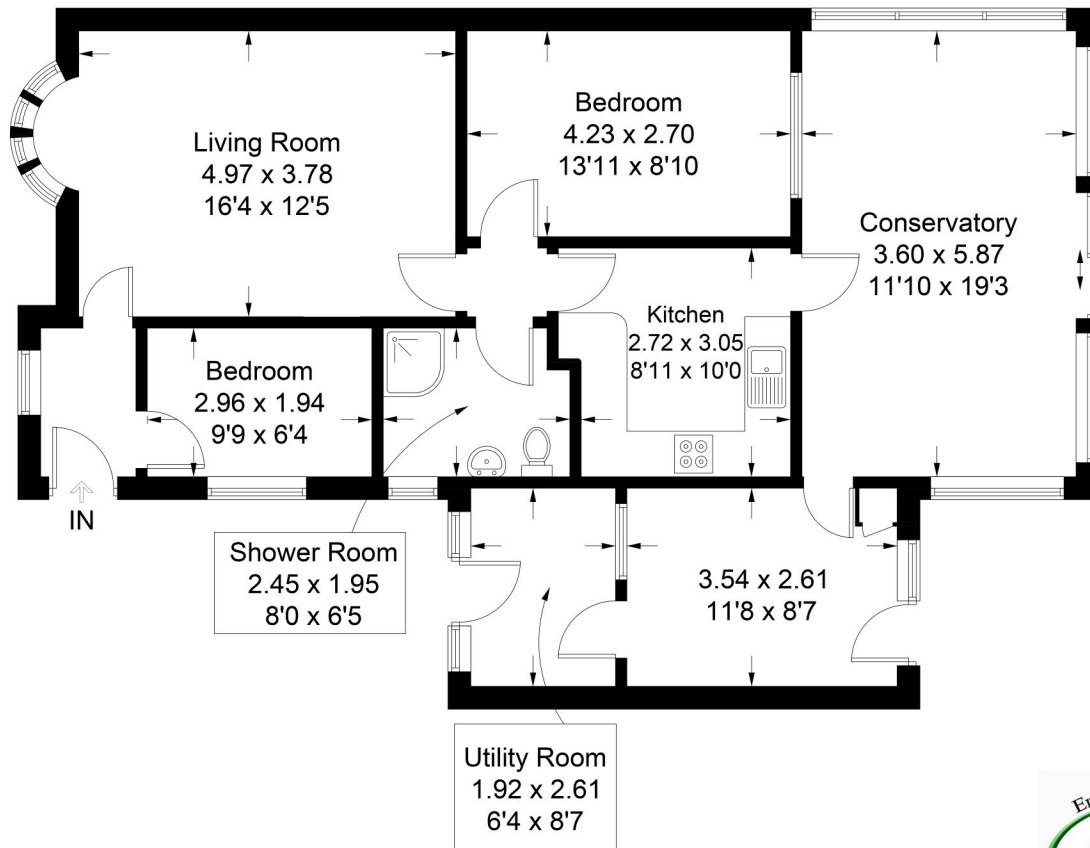


Illustration for identification purposes only, measurements are approximate, not to scale.

