

**CAXTON COTTAGE
RED LION STREET
TYWYN
LL36 9DN**

Price guide £85,000 Freehold freehold



**Well presented one bedroom cottage of character
with multi-fuel stove
rear external storage area
utility, open plan lounge / kitchen and bedroom with en-suite shower
Fully furnished except for specified items**

This delightful mid terraced cottage is ideally located in the old part of Tywyn, a short walk to all amenities. Comprising open plan lounge/kitchen and dining area on the ground floor and a 1 large bedroom with en-suite shower room on the 1st floor. With separate utility and useful rear yard offering room to store bikes. Retaining many original features including exposed stone walls, fireplace with multi-fuel stove, flagstone floor and beamed ceiling. Caxton Cottage is located a short walk from the Tal y Llyn Railway, a popular local visitors attraction.

Tywyn is a delightful coastal town on the shores of Cardigan Bay and the home of the famous Tal y Llyn Railway. 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:-

Wooden half glazed door to:

LOUNGE / KITCHEN / DINER 19'11 x 14'2

Wooden single glazed sash window to front, exposed painted stone walls, beamed ceiling, slate floor, inglenook fireplace with multi-fuel stove on a slate hearth, t.v and telephone point, 2 wall mounted heaters.

KITCHEN AREA

White units, laminate work-top, electric oven, stainless steel sink and drainer with instant hot water heater, part tiled walls.

Door to:

UTILITY 7'7 x 4'

White units, laminate work-top, plumbed for washing machine, tiled walls, upvc panelled ceiling, tiled floor, glazed door to rear gated yard.

Off living area staircase to bedroom, consumer unit and electric meter located here.

BEDROOM 19'4 x 14'1

2 metal single glazed windows to front with deep slate sills, exposed painted stone walls, exposed beamed ceiling, open fireplace (not in use), slate hearth, timber floor, 2 velux windows.

EN-SUITE SHOWER-ROOM 5'8 x 5'4

Wood single glazed frosted window to rear, vinyl flooring, tiled walls, shower cubicle with electric shower, wash basin with wall mounted instant water heater, w c, wall mounted fan heater.

OUTSIDE REAR

Gated access to small rear area suitable for storing bicycles, access to rear pedestrian path.

ASSESSMENTS Band A

TENURE Freehold

SERVICES

Mains water, electricity and main drainage are connected.

Agents note; cottage being sold fully furnished except for specified items.

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

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.





