

**4 DOLGOCH WALK
TYWYN
LL36 0DB**

Price guide £195,000 Freehold

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Very Poor	G		

England & Wales



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

This detached 2-3 bedroom bungalow is situated in a quiet cul-de-sac close to the station, beach and all amenities. Comprising a useful entrance porch leading to a spacious hallway, integral garage, 2-3 bedrooms, bathroom, large lounge diner and kitchen. The small rear garden is fully enclosed, mainly laid to lawn with mature hedging. With open plan front garden laid to lawn with mature planting, tarmac parking for 1 vehicle, access to garage.

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

Windows on 2 elevations, tiled floor, glazed door to;

L SHAPED HALLWAY

Access to loft.

INTEGRAL GARAGE 16'7 x 8'9

Up and over door, automatic light, door to rear garden, Worcester boiler and consumer unit located here.

BEDROOM 1 12'5 x 8'2

Window to rear, door to;

BEDROOM 2 15'2 x 8'1

Window to rear, wash basin.

BATHROOM 8'6 x 4'4

W c, wash basin, bath with electric shower over, built in cupboard housing hot water cylinder and shelving, tiled walls.

BEDROOM 3 11'6 x 8'6

Window to front.

LOUNGE / DINER 32'5 x 11'5

Window to front, sliding door to rear, slate open fireplace (not in use), door to;

KITCHEN 8'5 x 8'4

Window to rear, base and wall units, laminate work top, electric cooker point, part tiled walls, vinyl floor.

OUTSIDE FRONT

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

OUTSIDE REAR

Fully enclosed, laid to lawn with mature planting.

ASSESSMENTS Band D

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.

4 Dolgoch Walk Tywyn, Gwynedd, LL36 0BD

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 104.4 sq m / 1124 sq ft

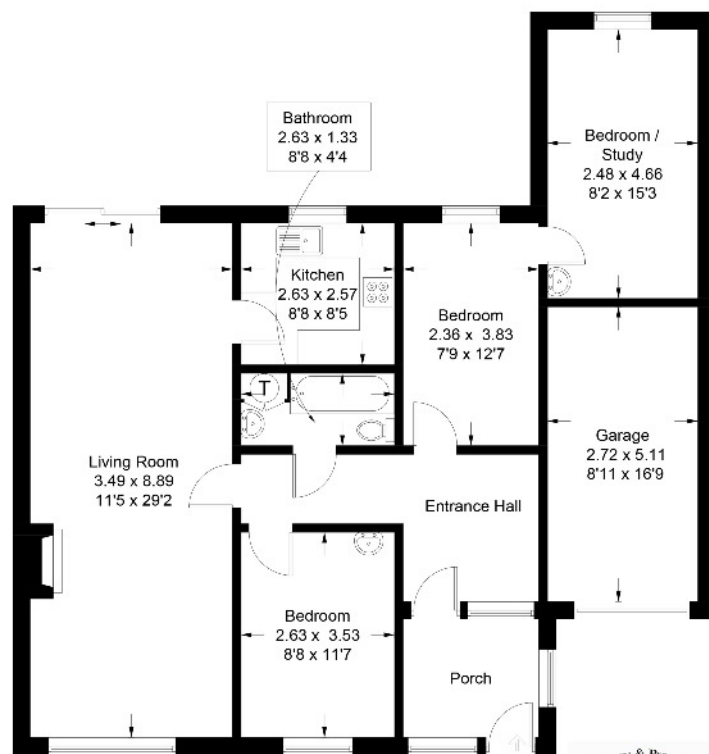


Illustration for identification purposes only, measurements are approximate, not to scale.





