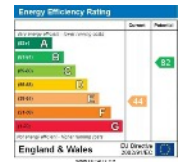


**25 BRYNHEULOG
TYWYN
LL36 9DY**

Price guide £170,000 Freehold



**3 bedroom renovated semi detached ex local authority house
Situated within easy walking distance to all amenities including primary and high schools
Upvc double glazed with electric heating.**

This spacious 3 bedroom semi detached property is ideally located close to the centre of Tywyn and all amenities. Comprising entrance hallway, lounge and kitchen diner on the ground floor, 3 bedrooms and showerroom on the 1st floor. Low maintenance front and rear garden and brick built outhouses. The property was refurbished from 2021 to include new windows, kitchen, shower room, décor, carpets ?

This property would make the ideal 1st time buyers residence.

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 composite half glazed door to;

ENTRANCE HALL

Upvc window to side, original tiled floor, bt point, staircase, under stairs storage with automatic light, consumer unit and meter located here.

LOUNGE 14'2 x 11'9

Upvc window to front, wall mounted panel heater, glazed door to;

DINING AREA 8'9 x 8'9

French doors to rear, wall mounted panel heater, original tiled floor, open to;

KITCHEN 12' x 9'5

Upvc window to rear, base units, laminate work top, composite sink and drainer, integral dishwasher, electric oven with extractor over, original tiled floor, part tiled walls upvc fully glazed door to side, glazed door to entrance hall.

FIRST FLOOR LANDING

Upvc window to side, built-in cupboard with slatted shelving, access to loft.

SHOWERROOM 7'3 x 5'5

Upvc window to rear, shower cubicle with electric shower, w c, wash basin, vinyl floor, panelled walls, extractor light.

BEDROOM 1 12'4 x 11'9

2 upvc windows to front, wall mounted heater.

BEDROOM 2 13'9 x 9'4 into recess.

2 upvc windows to rear, wall mounted heater.

BEDROOM 3 8'7 x 8'5 max.

Upvc window to front.

OUTSIDE FRONT

Gravel off road parking area for 1 vehicle, paved path to front and rear.

OUTSIDE REAR

Low maintenance gravel, raised beds, access to 2 brick built storage sheds and former w c.

TENURE

The property is Freehold.

SERVICES

Mains water, electricity and main drainage are Connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, Tywyn, LL36 9AE. 01654 710500
info@welshpropertyservices.com

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.

