

**32 IDRIS VILLAS
TYWYN
LL36 9AW**

Price guide £185,000 Freehold

Energy Efficiency Rating		Current	Potential
Walls	A		
Roof	B		
Windows	C		
Doors	D		
Heating	F		
Hot Water	G		
England & Wales		26/01/22	26/01/22



**4 bedroom mid terrace townhouse retaining many original features.
Situated close to all amenities
With open countryside and mountain views to front aspect
Gas centrally heated with upvc double glazing**

This well presented mid terrace Edwardian townhouse is situated just off the centre of Tywyn close to all amenities. Comprising lounge - dining room, breakfast room and kitchen on the ground floor, bathroom plus separate w c and 2 double bedrooms on the 1st floor, double and single bedroom on the top floor. At the rear beyond the vehicular access is a garden area with shed and parking for a vehicle. With upvc double glazed windows and gas central heating. All front facing windows of the property have unobstructed views across open fields of the Dysynni valley and Cader Idris in the distance.

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 Tallylyn Lake, Dyfi Estuary and Cadair Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdyfi. Sailing and all water sports are very popular at both Aberdyfi and Tywyn plus sea and river fishing within easy distance.

The property comprises:-

Upvc half glazed door to porch with quarry tiled floor, gas meter located here. Half glazed door to:

HALLWAY

Minton tiled floor, part panelled walls, coving.

LOUNGE / DINING ROOM 6.85 x 3.47 not inc bay window to front with spectacular open views of the Dysynni Valley, window to rear, brick feature fireplace (there are no chimneys in this property), bt and t v point, picture rail, coving, door to;

BREAKFAST ROOM 3.03 x 2.84

Windows and half glazed door to side, consumer unit located here, under stairs cupboard, open to;

KITCHEN ? X ?

Window to side and rear, base and wall units, larder cupboard, laminate work top, stainless steel sink and drainer, gas cooker, washing machine, part tiled walls, vinyl floor, extractor, Heatline boiler located here (serviced annually by British Gas).

Off entrance hallway stairs to 1st floor half landing with velux window to side.

BATHROOM 2.81 x 1.93

Window to rear, P shaped bath with electric shower over and glass screen, w c, wash basin, fully tiled walls, vinyl floor, loft access.

SEPARATE W C

Window to side, part tiled walls.

Stairs to 1st floor landing with under stairs cupboard.

BEDROOM 1 4.73 x 3.37

Window to front, original cast iron fireplace.

BEDROOM 2 3.43 x 2.77

Window to rear, cast iron fireplace.

Stairs to

BEDROOM 3 4.70 x 3.28

Large window to rear with pleasant views.

BEDROOM 4 4.67 x 2.94

Velux window to front, cast iron fireplace, at present a large model railway fully occupies this room. The track work, basic scenery and controller can be included in the sale.

OUTSIDE FRONT

Wrought iron railings, small garden area.

OUTSIDE REAR

Gated yard with tap, vehicular access, rear garden area independent of the yard - in need of landscaping, concrete parking for a vehicle, light.

COUNCIL TAX Band C

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

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654-71050 email 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

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Approximate Gross Internal Area = 126.6 sq m / 1362 sq ft



Illustration for identification purposes only. Measurements are approximate and subject to survey.





