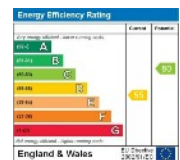


**CAXTON HOUSE  
RED LION STREET  
TYWYN  
LL36 9DN**

**Price guide £210,000 Freehold**



Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

England & Wales



**Spacious three bedroom detached house  
Integral garage  
Rear patio garden  
Electric heating  
Upvc double glazing**

This detached house is ideally and unexpectedly located in the older part of Tywyn, in a quiet side street and a short walk to all amenities. Built approximately 15 years ago and deceptively spacious, it comprises a generous hallway, lounge, kitchen / diner, cloakroom with space to add a shower and integral garage on the ground floor. With 3 very generously sized bedrooms, a large bathroom and en-suite shower room on the 1<sup>st</sup> floor. With an enclosed rear paved garden area which is private and sheltered. With storage heating and upvc double glazing, there is no gas to the property.

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 Tallyllyn 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 part glazed door to:

**HALLWAY**

Window to front, parquet flooring, storage heating.

**CLOAKROOM**

Window to front, parquet flooring, w c, wash basin, extractor.

**LOUNGE**

4.97 x 3.55

Sliding doors to rear, parquet flooring, storage heater, double doors to;

**KITCHEN / DINER**

3.99 x 3.19

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, electric hob and extractor over, plumbed for washing machine, consumer unit located here.

Off entrance hallway door to;

**INTEGRAL GARAGE**

4.73 x 3.19

Up and over door, power and lighting.

Stairs to

**1ST FLOOR LANDING**

Built in airing cupboard with slatted shelving and hot water cylinder, access to loft.

**BEDROOM 1**

3.90 x 3.31

Window to rear, storage heater.

**EN-SUITE SHOWER-ROOM**

2.91 x 0.97

Window to rear, w c, was basin, tiled shower cubicle with electric shower, parquet flooring, extractor.

**BEDROOM 2**

4.97 x 3.01

Window to front, storage heater.

**BEDROOM 3**

3.77 x 2.81 not inc recess

Window to front, storage heater.

**BATHROOM**

2.92 x 2.37

Window to rear, w c, wash basin, bath, parquet flooring, storage heater.

**OUTSIDE REAR**

Enclosed paved garden with gate to pedestrian rear access, light.

**ASSESSMENTS** Band C

**TENURE**

Freehold

**SERVICES**

Mains water, electricity and main drainage are connected.

**VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertieservices.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.

Caxton House, Red Lion Street, Tywyn, Gwynedd, LL36 9DN  
Approximate Gross Internal Area (Including Garage)  
124.9 sq m / 1344 sq ft

