

Legal 2 Move

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111 Plas Edwards, Tywyn, LL36 0DA



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THE PROPERTY COMPRISES:



GROUND FLOOR

- **ENTRANCE HALLWAY**
- **TWO BEDROOMS**
- **SHOWER ROOM**
- **UTILITY/ INTEGRAL GARAGE**

FIRST FLOOR

- **LOUNGE / DINER**
- **KITCHEN**
- **CLOAKROOM**
- **FIRST FLOOR BEDROOM**

- **GAS CENTRAL HEATING~ COMBI SYSTEM**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **REAR, PRIVATELY ENCLOSED, LOW MAINTENANCE GARDEN**
- **SEA AND MOUNTAIN VIEWS**
- **GARAGE**
- **DRIVEWAY PARKING FOR 2 VEHICLES**
- **REFURBISHED COASTAL PROPERTY**

Freehold.
Guide Price £275, 000

Recently refurbished, three bedroom, semi-detached property, designed for modern day open plan living, with the main living accommodation on the first floor to maximise the sea and mountain views. With easy access to Tywyn seafront and promenade, this superb, West facing, coastal home is beautifully presented with a bright, spacious interior and would appeal to those seeking a retreat to escape city life to enjoy beautiful surroundings.

Tywyn is an unspoilt coastal town, popular for its clean beach, glorious sunsets and water sports. The famous Tallylyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.



Location

From Tywyn High Street proceed under the railway bridge into Pier Road. Continue towards the sea front and take the last right hand turn into Plas Edwards. Take the first left hand turn, at the red post box. No.111 Plas Edwards is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Modern, spacious, three bedroom, semi-detached house built in the late 1970's. Of brick construction, surmounted by a pitch tiled roof, entrance is to the front elevation, via a upvc double glazed door, with decorative glass leading into

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Hallway

Bright welcoming entrance with coved ceiling. Pastel grey emulsion to walls and modern, vinyl floor. Cloak hanging space, radiator, power points and smoke alarm. Oak panel doors to two bedrooms and shower room and door to utility / integral garage.

Bedroom 1 (Front) 12'6 x 8'5 (3.81m x 2.56m)

Spacious and modern bedroom, designed with a coastal theme. Neutral décor and light grey carpet. Radiator, power points, T.V. aerial point and double glazed window with vertical blind to front elevation.

Bedroom 2 (Rear) 12'11 x 11'9 (3.94m x 3.58m)

A good size family room with neutral décor, feature papered wall and light grey carpet. Radiator, power points, T.V. aerial point and two double glazed windows, with vertical blinds to rear elevation, overlooking the garden.

Shower Room (Rear) 9'0 x 5'11 (2.74m x 1.81m)

Modern and beautifully designed with feature wall tiling and grey vinyl floor. Close coupled W.C. and grey gloss, three drawer vanity unit with porcelain basin over. Large shower cubicle with glass panel, rainfall shower and hand shower over (operated from the gas combi system). Radiator, extractor fan and double glazed window with obscure glass to rear elevation. Door to spacious linen cupboard housing the Viessmann gas combi boiler.

Utility / Integral Garage (Side) 20'3 x 8'5 (6.17m x 2.57m)

Electrical consumer unit housed here. Painted non slip floor, shelving, light and power points. Newly fitted 'up and over' garage door. The utility area comprises base unit, with stainless steel sink and drainer, work top and wall cupboard. Plumbing for automatic washing machine and upvc double glazed door to side elevation.

First Floor

Bright, modern, spacious open plan lounge / diner with doors leading off into bedroom 3, kitchen and cloakroom.

Lounge / Diner (Front / Rear) 26'7 x 15'3 (8.10m x 4.64m)

Coved ceiling, light grey carpet, neutral décor and feature painted wall. Contemporary fire surround with inset coal effect electric fire. The dining area of the lounge faces West and has partial sea views. Two radiators, power points and T.V. aerial point. Two double glazed windows to front elevation with partial sea views and, floor to ceiling, double glazed picture window to rear elevation, with views over the garden and mountains in the distance.

Cloak Room (Rear) 8'6 x 3'0 (2.60m x 0.92m)

Ceramic tiled floor, neutral décor and feature papered wall. White close coupled W.C. and wall mounted wash hand basin with tiled splash back. Double glazed window with obscure glass to rear elevation.

Kitchen (Rear) 11'6 x 8'6 (3.51m x 2.58m)

Modern fitted kitchen with a lovely outlook across to mountains in the distance. Coved ceiling, partially tiled walls and grey, plank design, vinyl floor. Fitted with grey gloss base units, pan drawers, and wall cupboards. Black polycarbonate sink and drainer and complementing work tops. Integrated dishwasher, Hotpoint built-in electric fan oven and separate induction hob with stainless steel extractor fan over. Radiator, power points and smoke alarm. Access to insulated loft. Double glazed window with distant mountain views to rear elevation.

Bedroom 3 (Front) 13'11 x 8'6 (4.25m x 2.59m)

Coved ceiling, neutral décor and light grey carpet. Radiator, power points and T.V. aerial point. Double glazed window with vertical blind to front elevation with partial sea view.

ALL SIZES ARE APPROXIMATE

Outside

Front

Open plan driveway parking for two cars, with access to the garage. Gated side access, with cold water tap, to rear garden.

Rear

Privately enclosed and gated. Low maintenance block paved garden, with raised beds decorated with shrubs.

Guide Price £275, 000

Tenure Freehold

Council Tax Banding D

Services Mains gas, electricity, water and mains drainage connected.

Local Authorities Gwynedd Council

Water Welsh Water (Water meter)

Viewing

Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at 11 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk

Agents' Note

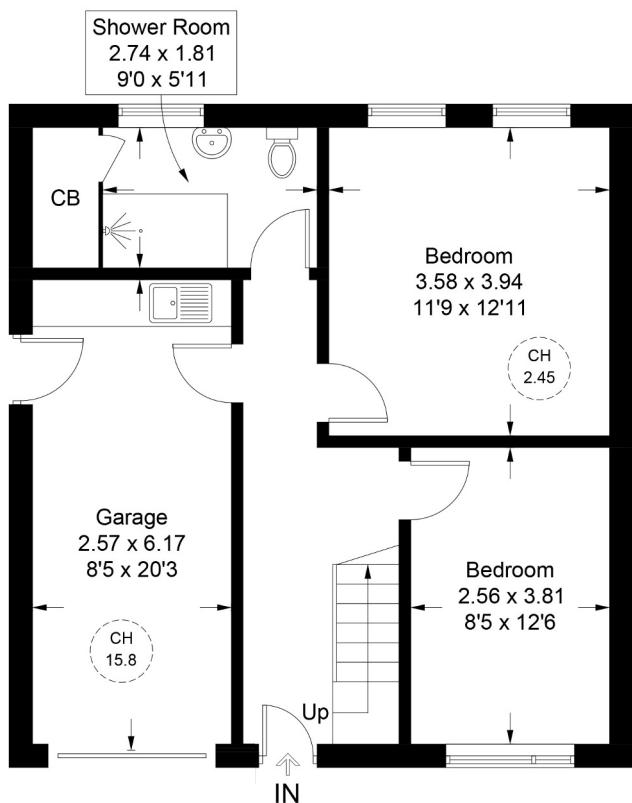
The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.



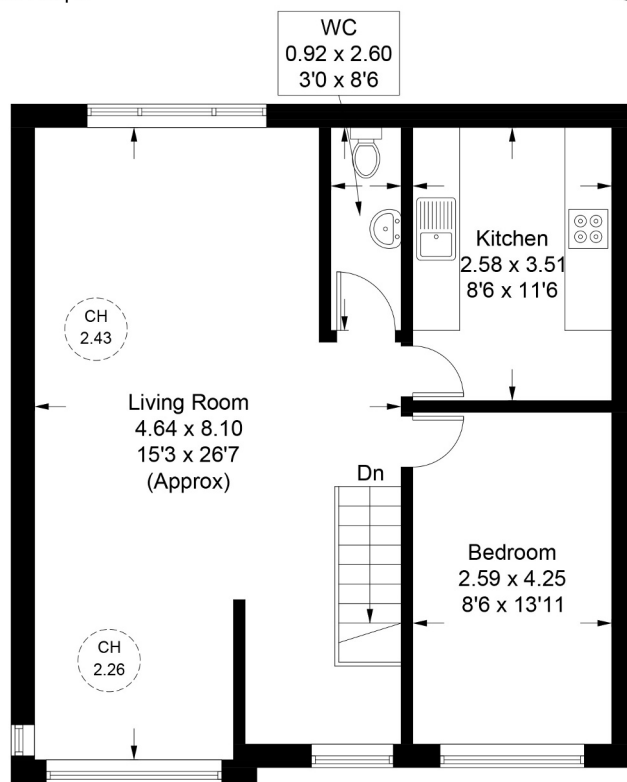
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (Including Garage)
118.2 sq m / 1272 sq ft



Ground Floor (Including Garage)
59.2 sq m / 637 sq ft



First Floor
59.0 sq m / 635 sq ft

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



