

**33 IDRIS VILLAS  
TYWYN  
LL36 9AW**

**Price guide £148,000 Freehold**

Energy Efficiency Rating	
Parameter	Rating
Overall Energy Efficiency Rating	A
Space Heating	B
Water Heating	C
Lighting	D
Appliances	E
Walls	F
Floors	G
Roofs	G
Windows	G
Doors	G
Drainage	G
Other	G
England & Wales	63



**4 bedroom mid terrace townhouse  
Situated close to all amenities  
With open countryside and mountain views to front aspect  
Gas centrally heated with solar panels  
Chain free - In need of full refurbishment**

This 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 and 2 double bedrooms on the 1<sup>st</sup> floor, double and single bedroom on the top floor. At the rear beyond the vehicular access is a garden area. With gas central heating and solar panels All front facing windows of the property have unobstructed views across open fields of the Dysynni valley and Cader Idris in the distance. The property is in need of full refurbishment.

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 Tallyllyn 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:-

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

### HALLWAY

Minton tiled floor, dado rail.

**LOUNGE** 3.50 x 3.40 not inc wood single glazed bay window to front with spectacular open views of the Dysynni Valley, tiled fireplace with wood surround and gas fire.

**DINING ROOM** 3.38 x 3.22

Upvc window to rear, tiled open fireplace (not in working order), quarry tiled floor, door to;

**KITCHEN** 3.01 x 2.87

Wood double glazed window to side, base and wall units, stainless steel sink and drainer, gas oven, built in cupboard housing electric meter, consumer unit and solar controls, vinyl floor, open to;

**BREAKFAST ROOM** 2.75 x 2.35

Wood double glazed window to side, upvc sliding door to rear, vinyl floor, plumbing for washing machine, gas boiler located here.

Off entrance hallway stairs to 1st floor half landing with velux window to side, built in cupboard housing hot water cylinder and slatted shelving.

**BATHROOM** 2.86 x 1.93

Wood double glazed window to rear, bath, w c, wash basin.

Stairs to 1st floor landing with under stairs cupboard.

**BEDROOM 1** 4.70 x 3.78

Wood double glazed window to front.

**BEDROOM 2** 3.43 x 2.47 not inc

recess, upvc window to rear, wash basin.

Stairs to;

**BEDROOM 3** 4.71 x 3.31

Velux window to rear, solar panel controls and cold water tank located here.

**BEDROOM 4** 4.73 x 3.31 max.

Wood single glazed window to front.

### OUTSIDE FRONT

Wrought iron railings, small paved area, mature shrubs.

### OUTSIDE REAR

Gated yard, vehicular access, rear garden area independent of the yard - in need of landscaping.

**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.





