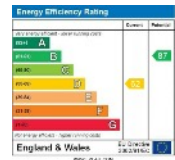


**12 TAL Y LLYN DRIVE  
TYWYN  
LL36 0BA**

**Price £165,000 freehold**



**2 bedroom link detached bungalow  
situated in a quiet residential location close to the beach and all amenities  
Low maintenance front and rear garden,  
off road parking for 2 cars, upvc double glazed, gas central heating.  
NO ONWARD CHAIN.**

This 2 bedroom bungalow is ideally located close to the beach and all amenities. Link detached and comprising entrance hallway leading to a good sized lounge / diner, well fitted kitchen, bathroom and 2 bedrooms. Gas centrally heated with upvc double glazing throughout. With pre cast concrete garage, off road parking for 2 vehicles and fully enclosed garden at the rear.

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 accommodation comprises upvc part glazed door to;

### **ENTRANCE HALL**

Built-in cupboard housing consumer unit, gas and electric meter, access to loft, laminate floor.

### **BATHROOM** 8'5 x 4'3

Window to side, tiled floor and walls, w c, bath with shower head handset, compact wash basin, shower cubicle, towel rail and extractor.

### **LOUNGE** 16'3 x 11'5

Window to front, telephone point, wall mounted electric heater.

### **KITCHEN** 8'6 x 8'4

Window to front, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, part tiled walls, built-in oven with electric hob and extractor above, tile floor, Worcester combi boiler located here.

Off entrance hallway;

### **BEDROOM 1** 12'3 x 11'5

French doors with glazed side panels to rear.

### **BEDROOM 2** 9'3 x 8'6

Window to rear.

### **GARAGE**

Pre cast concrete garage with up and over door,

### **OUTSIDE FRONT**

Gravel and block paved, tarmac off road parking for 2 vehicles,

### **REAR**

Fully enclosed, gravel and paved, small shed, access to garage.

**TENURE** The property is freehold

**ASSESSMENTS** Band D

**SERVICES** Mains water, gas, 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@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.





