

**21 SANDILANDS ROAD
TYWYN
LL36 9AY**

GUIDE PRICE £229,995 Freehold

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| Best | A | | |
| Good | B | | 54 |
| Decent | C | 71 | |
| Needs work | D | | |
| Poor | E | | |
| Very poor | F | | |
| Worst | G | | |

England & Wales



**Well presented 3 bedroom semi-detached house
Fully enclosed rear garden
Gas centrally heated with upvc double glazing
Parking for several vehicles**

This well presented spacious 3 bedroom semi detached house is situated on an exclusive estate of similar properties. Built originally by the MOD for the staff based at Morfa camp. Comprising entrance hallway leading to a lounge, well fitted kitchen with walk in pantry and garden room on the ground floor plus cloakroom and utilit. With 3 good sized bedrooms and bathroom on the 1st floor. Off road parking for several vehicles at the front and rear fully enclosed garden laid to lawn with deekd terrace, patio area and large shed . The property is gas centrally heated with upvc double glazing.

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 property comprises upvc half glazed door to:

HALLWAY

Window to side, stairs to 1st floor, under stairs storage area, laminate floor, telephone point.

LOUNGE 4.50 x 4.00

Window to front, laminate floor, tv point.

KITCHEN 3.63 x 3.14

Half glazed door to side, white contemporary units, laminate work top, ceramic sink and drainer, integral dishwasher, eye level double oven and grill, 5 ring induction hob with extractor over, laminate floor, open to;

WALK IN PANTRY 2.62 x 2.11

Laminate floor, shelving.

Off kitchen, French doors to;

GARDEN ROOM 5.00 x 3.66

Windows on 2 elevations, French doors to rear, vaulted ceiling, laminate floor, tv point.

Off kitchen half glazed door to;

UTILITY 3.13 x 1.58

Window and half glazed door to rear, vanity sink unit, plumbed for washing machine, tiled floor, consumer unit and electric meter located here.

CLOAKROOM

Window to side, w c, compact vanity wash basin, tiled floor.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Window to side, access to loft (formerly a dark room).

BEDROOM 1 3.51 x 3.38

Window to front, tv point, built in wardrobes.

BEDROOM 2 3.29 x 2.74

Window to rear, built in single wardrobe.

BEDROOM 3 2.81 x 2.29

Window to front.

BATHROOM 3.00 x 1.92

Window to rear, vanity wash basin, w c, bath with electric shower over and glass screen, panelled walls, extractor, tiled floor, built in cupboard housing Worcester boiler and slatted shelving.

OUTSIDE FRONT

Driveway with parking for several vehicles, laid to lawn with mature shrubs, external power point, gate to side access to;

REAR

Fully enclosed, laid to lawn, mature shrubs, paved and decked area, large shed (without power), external power point.

ASSESSMENTS Band C

TENURE Freehold.

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

MONEY LAUNDERING REGULATIONS

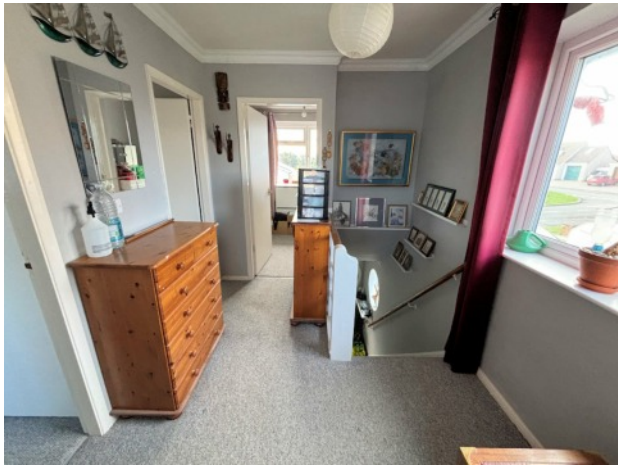
You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

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

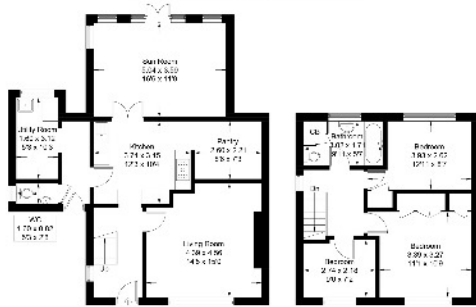
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.





21 Sandilands Road Tywyn, Gwynedd, LL36 9AY

Approximate Gross Internal Area = 115.5 sq m / 1247 sq ft



Based on the above information, the above figures are approximate and should not be relied upon for any specific purpose.

