

**48 SANDILANDS ROAD
TYWYN
LL36 9AT**

GUIDE PRICE £200,000 Freehold



**Well presented 3 bedroom mid terrace house
Fully enclosed rear garden
Gas centrally heated with upvc double glazing
Off road parking**

This well presented spacious 3 bedroom mid terrace 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 / diner, kitchen and cloakroom on the ground floor. With 3 good sized bedrooms and shower room on the 1st floor. Off road parking at the front and rear fully enclosed garden laid to lawn with brick built outhouse. 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 Talylllyn 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 front, stairs to 1st floor.

LOUNGE 5.35 x 4.58

Window to front and rear, telephone and tv point, contemporary wall mounted gas fire.

KITCHEN 3.26 x 3.22

Window to rear, cream units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, slide in gas cooker, 2 built in cupboards, electric and gas meter and consumer unit located here, tv point, tiled floor, part tiled walls.

CLOAKROOM

Window to front, w c, vinyl floor.

Off entrance hallway, stairs to;

1ST FLOOR LANDING

Window to front, access to loft.

BEDROOM 1 3.52 x 3.32

Window to rear, built in double and single cupboard, (Worcester boiler located here).

BEDROOM 2 4.29 x 2.79

Window to rear, built in double and single cupboard, tv point.

BEDROOM 3 3.00 x 2.49

Window to front, built in single cupboard.

SHOWER ROOM 2.25 x 1.93

Window to front, walk in shower cubicle with panelled walls and Triton electric shower, w c, wash basin, part tiled walls, vinyl floor, heated towel rail.

OUTSIDE FRONT

Off road parking for a vehicle, laid to lawn, shared access to rear.

REAR

Fully enclosed, laid to lawn, mature hedging, brick built outhouse 3.40 x 2.00 (with power).

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.

floorplan



