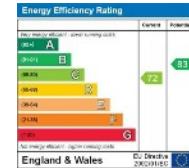


**1 FFORDD EGLWYS BACH  
 TYWYN  
 LL36 9DJ**

**Price £245,000 FREEHOLD**



**Detached 3 bedroom 2 shower room bungalow  
 Upvc double glazed throughout with gas central heating  
 Off road parking for several vehicles  
 Integral garage  
 Small mainly all paved garden area  
 Chain free**

This well presented spacious detached bungalow is situated in the centre of Tywyn within easy walking distance to all amenities. The property comprises entrance hallway to a good size lounge, large kitchen /diner, master bedroom with en-suite shower, separate shower room and a further 2 bedrooms. Gas centrally heated with upvc double glazing throughout. With front and rear low maintenance paved garden area, small lawn with mature shrubs, integral garage with electric roller door and off road parking for 2 - 3 vehicles comfortably. This property is an ideal residence for those who like low maintenance and the convenience of being close to the shops.

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. For train enthusiasts Tywyn is home to the famous Talyllyn Railway

The property comprises upvc part glazed door to;

### **L SHAPED HALLWAY**

Tiled floor, part panelled walls, loft access.

### **LOUNGE** 6.34 x 4.06 into bay.

Bay window to front, window to side, gas flame effect fire.

### **KITCHEN** 4.85 x 2.96

Window and half glazed door to rear, base and wall units, laminate work top, ceramic sink and drainer, integral dishwasher and washing machine, gas hob with extractor over, eye level oven and grill, part tiled walls, tiled floor.

### **BEDROOM 1** 4.73 x 4.09

Window to rear.

### **EN-SUITE SHOWER** 2.89 x 1.72

Window to side, w c, wash basin, bidet, shower cubicle with electric shower, tiled walls and floor, extractor.

### **BEDROOM 2** 4.28 x 3.26 not inc entrance

Window to front.

### **BEDROOM 3** 3.00 x 2.79 currently dressed as a dining room, window to rear.

### **SHOWER ROOM** 2.26 x 2.17

Window to front, tiled shower cubicle with electric shower, w c, wash basin, tiled walls and floor, extractor.

### **ATTACHED GARAGE** 5.99 x 3.00

Door to side, electric roller door, consumer unit and Atag boiler located here, burglar alarm system ( not in use), access to loft.

### **OUTSIDE FRONT**

Block paved drive, gate to rear on either side, small lawn area with mature shrubs.

### **OUTSIDE REAR**

Fully paved, outside tap, lighting, storage sheds, mature shrubs.

### **ASSESSMENTS** Band E

**TENURE** The property is Freehold.

**SERVICES** Mains water, electricity, gas and main drainage are connected.

**Viewing by appointment only** with Welsh Property Services. Cambrian House; High Street; Tywyn; Gwynedd. LL36 9AE. Tel: 01654 710 500 email: info@welshpropertyservices.com.

### **MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."

### **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.

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