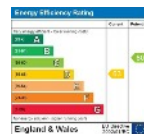


**55 GERLLAN  
TYWYN**

**Price £225,000 Freehold**



**Semi detached 4 bedroom dormer bungalow  
Separate garage  
Tarmac drive for several vehicles  
Gas central heating  
Upvc double glazing  
In need of some modernisation**

This spacious semi detached dormer bungalow is situated on Gerllan, a small residential estate of similar properties. Comprising entrance hall leading to a good sized lounge, 2 double bedrooms, bathroom and kitchen/diner on the ground floor. With a further 2 bedrooms and separate w c on the 1<sup>st</sup> floor. Outside front is a maturely planted open plan garden, tarmac parking for several vehicles, access to a large garage and enclosed rear garden mainly laid to lawn with mature shrubs and paved patio. Gas centrally heated with upvc double glazing. The property would benefit from some modernisation.

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 fully glazed door and side panel to;

### HALLWAY

Stairs to 1<sup>st</sup> floor, telephone point.

### LOUNGE 5.30 x 4.20 max

Window to front, laminate floor, fireplace(not in working order) door to inner hall;

### BEDROOM 1 4.56 x 3.22

Window to rear, laminate floor.

### BEDROOM 2 4.42 x 2.82

Window to rear.

### BATHROOM 3.42 x 1.57

Window to side, w c, wash basin, bath, tiled shower cubicle with electric shower, tiled walls, vinyl floor, upvc panelled ceiling, heated towel rail.

Off entrance hallway;

### KITCHEN 5.32 x 2.48 max

Window to front and side, glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, gas hob, extractor over, part tiled walls.

Stairs to 1<sup>st</sup> floor landing.

### SEPARATE W C

Skylight to rear, w c.

### BEDROOM 3 4.92 x 4.21

Window to front with valley views, walk in access to under eaves storage.

### BEDROOM 4 4.56 x 2.48

Window to side, under eaves access, walk in airing cupboard with slatted shelving, Worcester boiler located here.

### OUTSIDE FRONT

Tarmac parking for several vehicles, laid to lawn with mature planting.

### OUTSIDE REAR

Gated access, laid to lawn, mature planting, paved patio.

### GARAGE 5.75 x 3.87

Up and over door, timber window to rear, door to side with garden access, light and power, consumer unit and electric meter located here.

### 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 or email [info@welshpropertieservices.com](mailto:info@welshpropertieservices.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.

