

**4 BISHTON WALK  
TYWYN  
LL36 0TG**

**Price £355,000 Freehold**

Energy Efficiency Rating		
100-91	A	Current
90-81	B	
80-65	C	Potential
64-55	D	
54-45	E	G
44-35	F	
35-1	G	
For energy efficiency, please refer to the EPC		
England & Wales		



**Well presented spacious 3 bedroom detached dormer bungalow  
Situating in a quiet cul de sac  
Close to all amenities including promenade and beach  
Parking for several vehicles  
Enclosed rear garden, potential for 2 garages.**

This spacious dormer bungalow is ideally situated in a quiet residential cul-de-sac within walking distance of all amenities. Comprising large entrance porch leading to L shaped hallway and lounge, dining room, conservatory, kitchen, bedroom, cloakroom, utility and former garage on the ground floor. With 2 double bedrooms and family shower room on the 1<sup>st</sup> floor. The gravel drive will comfortably accommodate several vehicles. With gated access to the rear fully enclosed garden laid to lawn with mature trees and shrubs and hedging, Summerhouse and access to the rear end terrace garage with lean to potting shed / conservatory. The former integral garage is currently used as another bedroom but could be reverted back to being a garage.

With mainly all timber double glazed doors and windows and gas central heating.

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 panels to;

**SPACIOUS ENTRANCE PORCH** 3.27 x 1.74  
Tiled floor, polycarbonate roof, glazed door and side panel to;

**L SHAPED HALL**  
Under stairs cupboard.

**LOUNGE** 5.81 x 3.99  
Window to front and side, multi fuel stove on slate slab, tv point, glazed double doors to;

**DINING ROOM** 3.80 x 3.05  
Sliding doors to rear.

**CONSERVATORY** 5.74 x 2.92  
Upvc windows on 3 elevations, door to side, French doors to rear, tiled floor, glazed roof.

**KITCHEN** 3.80 x 2.70  
Window to rear, pine units, laminate work top, composite 1.5 sink and drainer, plumbed for dishwasher, electric cooker point, part tiled walls, vinyl floor.

**BEDROOM 1** 3.79 x 3.33  
Upvc window to rear.

**CLOAKROOM**  
Window to side, w c and small basin.

**UTILITY** 3.04 x 2.17  
Glazed door and window to side, plumbed for washing machine, space for tumble drier, vinyl floor, door to;

**FORMER INTEGRAL GARAGE** 5.46 x 3.04  
**BEDROOM 2**

Sliding doors to front, window to side, Potterton boiler and consumer unit located here.

Off entrance hall, stairs to;

## **1<sup>st</sup> FLOOR LANDING**

Access to loft, built in airing cupboard with shelving, built in storage cupboard, under eaves access, skylight to side.

**BEDROOM 3** 3.94 x 3.44 not inc wardrobes.  
Window to rear, built in wardrobes with mirrored doors, access to under eaves storage.

**SHOWER ROOM** 3.39 x 1.73  
Skylight to side, walk in cubicle with electric shower and glass screen, wash basin, bidet, w c, tiled walls, vinyl floor, heated towel rail.

**BEDROOM 4** 3.82 x 2.65 not inc wardrobes.  
Window to front, built in wardrobes with mirrored doors.

**OUTSIDE FRONT**  
Gravel parking for several vehicles, mature hedging, gated access either side to rear.

**OUTSIDE REAR**  
Paved patio area, laid to lawn, mature shrubs, hedging and trees, tap and lighting, brick built wood store also housing consumer unit for garage, Summerhouse, gate to rear, access to lean to conservatory leading to side access to garage.

**GARAGE** 5.34 x 3.13  
Up and over door, window to rear, power and lighting with vehicular access from Neptune Road.

**TENURE** The property is freehold.

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

**WHAT3WORDS: Grasp.clubbing.panthers**

**VIEWING**  
By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email [info@welshpropertyservices.com](mailto: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.







