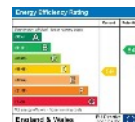


**20 PLAS EDWARDS  
TYWYN  
LL36 0AS**

**PRICE £260,000 FREEHOLD**



**3 Bedroom detached bungalow  
Situated on this estate of individually designed and built properties  
Small enclosed rear garden, parking and garage  
Refurbished in 2023  
Gas centrally heated with upvc double glazing.**

Spacious detached bungalow situated on this estate of individually designed and built properties, just off the promenade and within a short walk to all amenities. Refurbished in 2023 to include new bathroom, renovated kitchen, wiring checked and consumer unit replaced plus new flat roof including timbers . Comprising L shaped entrance hallway leading to lounge with sun room, bathroom, kitchen, and 3 double bedrooms, 1 with en suite cloakroom. With open plan low maintenance front garden, off road parking for several vehicles, garage and compact fully enclosed rear garden. The bungalow has upvc double glazed windows and doors 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 half glazed door to;

**PORCH**

Window to side, glazed door to rear, tiled floor, built-in cupboard housing electric meter and fuse board, glazed door to:

**L SHAPED ENTRANCE HALL**

Laminate floor, access to loft.

**BEDROOM 1**

5.75 x 3.40

Window to front and side.

**BEDROOM 2**

3.36 x 3.01

Window to front, 2 built-in cupboards, new consumer unit located here.

**KITCHEN**

3.38 x 2.85

2 windows to rear, white units, laminate work top, stainless steel sink and drainer, plumbed for washing machine and dishwasher, built-in cooker, electric hob over, Worcester gas boiler located here, laminate floor.

**BATHROOM**

2.32 x 2.20

Window to side, w c, wash basin, bath with electric shower over and concertina screen, panelled walls, laminate floor, extractor, built-in cupboard housing hot water cylinder.

**LOUNGE**

4.20 x 3.40

Open to;

**SUN LOUNGE**

3.37 x 2.13

Sliding door to rear, full length window to side, vinyl floor, door to:

**BEDROOM 3**

3.81 x 2.96

Window to rear.

**EN-SUITE W.C**

Window to front, w c, vanity wash basin, vinyl floor.

**GARAGE**

5.20 x 3.00

Electric roller door, gas meter located here.

**OUTSIDE FRONT**

Low maintenance gravel with mature shrubs, tarmac parking for several vehicles.

**OUTSIDE REAR**

Fully enclosed, laid to lawn, paved patio, gate to front.

**TENURE**

The property is freehold

**ASSESSMENTS**

Band D

**SERVICES**

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

**WHAT3WORDS:studs.cushy.outdoors**

**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.

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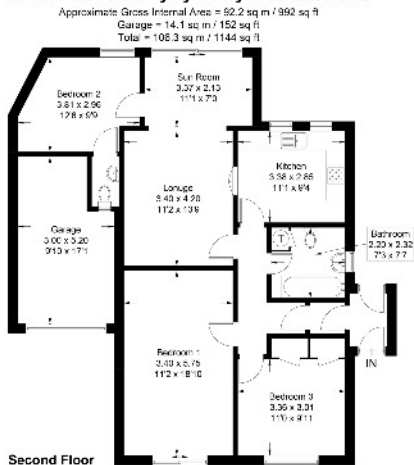


Illustration for identification purposes only. Measurements are approximate and not to scale.









