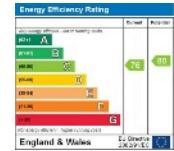


**3 AR Y DON
TYWYN
LL36 0DS**

Price £319,000



Spacious, immaculately presented 3 bedroom detached bungalow situated in this exclusive cul-de-sac

Close to all amenities including promenade and beach

Enclosed rear garden, parking for 3 vehicles on the tarmac driveway

Open plan front garden - garage

Upvc double glazed with gas central heating

This spacious bungalow is ideally situated close to all amenities including the beach and promenade. Comprising spacious entrance hallway leading to a contemporary well fitted kitchen, open plan lounge diner with vaulted ceiling and lovely views over the rear maturely planted garden, integral garage, 3 double bedrooms and bathroom. The property has been extended (2018) and refurbished and is far more spacious than the front appears.

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.

Gas centrally heated with upvc double glazing the property comprises composite door and side panels to:

LOBBY

Tiled floor, glazed door and side panel to:

L SHAPED HALL

Access to part boarded and insulated loft, built in airing cupboard with slatted shelving and hot water cylinder, built in cupboard.

BEDROOM 1 (currently used as a t v room) 5.12 x 3.61

Window to front.

BEDROOM 2 3.66 x 3.03

Window to front, 2 built-in wardrobes.

BATHROOM 2.74 x 1.53

Window to side, vanity wash basin, w c, bath with electric shower over and concertina screen, part panelled walls, vinyl floor.

BEDROOM 3 3.33 x 3.19

Window to side, sliding doors to rear and access to lounge, built-in wardrobe. This room could be used as a snug / tv room.

KITCHEN 3.59 x 3.32

Window to side Howdens base and wall units, laminate work top, stainless steel sink and drainer, gas range style oven with extractor over ,space for fridge/freezer, Worcester boiler located here, part tiled walls, vinyl floor, open to:

OPEN PLAN LOUNGE / DINER 6.84 x 3.66

Sliding door to rear and side, 2 skylights, vaulted ceiling, laminate floor with electric under floor heating, door to:

GARAGE 5.38 x 2.83

Window to rear, up and over door, plumbed for washing machine.

OUTSIDE FRONT

Tarmac parking for 3 vehicles, laid to lawn with mature planting, gated either side to rear, access to garage.

REAR

Fully enclosed, laid to lawn, several paved areas, shed, mature planting.

TENURE The property is freehold.

ASSESSMENTS Band D

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

WHAT3WORDS: potential.radiated.define

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

