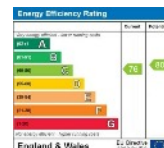


**3 AR Y DON  
TYWYN  
LL36 0DS**

**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](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.

