

**3 GWEL Y MOR
TYWYN
LL36 0AQ**

Price £345,000 Freehold



Seafront townhouse

**4 bedrooms - Open plan 1st floor living area
Bathroom, en-suite shower room, ground floor wet room
Parking and integral garage**

This seafront townhouse is in a terrace of only six. With uninterrupted views of Cardigan Bay and the promenade. Currently a holiday let through Lounge Lettings. Comprising ground floor bedroom, wet room and integral garage with utility area, open plan living / kitchen / diner on the 1st floor with access to the 18 foot balcony and top floor master bedroom with en-suite shower and a further 2 bedrooms plus bathroom. With tarmac parking for 2 vehicles and fully enclosed front garden area with the beach literally across the road.

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:

ENTRANCE HALL

Tiled floor, under stairs storage, glazed door to rear.

BEDROOM 1 2.74 x 2.43

Window to front, tiled floor.

GARAGE 4.87 x 3.35

Electric up and over door, Worcester gas combi boiler located here, consumer unit.

UTILITY AREA

Tiled floor, base and wall units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, integral fridge/freezer.

WET-ROOM

Window to front, tiled floor, part tiled walls, vanity wash basin, w c, heated towel rail, extractor.

1ST FLOOR LANDING

Glazed double doors to:

OPEN PLAN LIVING AREA 8.22 x 5.48

2 windows to rear, 2 French doors to front with access to 18 foot paved balcony with glass balustrade, timber floor, intercom system.

KITCHEN

White gloss units, laminate work-top, slide in oven with gas hob and extractor over, built in dishwasher and fridge, composite sink and drainer, part tiled walls.

Stairs to;

SECOND FLOOR LANDING

Access to loft, built in cupboard with slatted shelving.

MASTER BEDROOM 3.65 x 3.04

French doors to front with Juliet balcony.

EN-SUITE SHOWER

Tiled floor and walls, shower cubicle with concertina screen, vanity wash basin, w c, extractor.

BEDROOM 3 3.35 x 3.04

Window to rear.

BEDROOM 4 2.74 x 2.13

Window to front.

BATHROOM 2.43 x 2.13

Window to rear, tiled floor and walls, vanity wash basin, bath with shower over and glass screen, heated towel rail, extractor.

OUTSIDE FRONT

Fully enclosed gravel and part paved.

REAR

Tarmac parking for 2 vehicles.

TENURE The property is freehold.

ASSESSMENTS currently exempt.

SERVICES Mains water, gas, electricity and main drainage.

WHAT3WORDS:kiosk.hypocrite.shark

VIEWING

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

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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.



