

**44 FAENOL ISAF
TYWYN
LL36 0DW**

Price £325,000 Freehold



4 bedroom - 2 bathroom detached house
Situated on this exclusive estate a short walk to all amenities including promenade and beach
Tarmac driveway for 2-3 vehicles
Single garage, gas central heating
Would benefit from modernisation.

This spacious detached house is situated a short walk to all amenities including the beach and promenade. Comprising spacious entrance hallway leading to cloakroom, 2 reception rooms, conservatory, kitchen, utility and integral garage on the ground floor. With 4 bedrooms on the 1st floor - the master with en suite shower and family bathroom. With maturely planted wraparound garden and tarmac parking for several vehicles. Gas centrally heated with upvc double glazing. The property would benefit from modernisation.

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 Tallylyn 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 half glazed door to;

SPACIOUS ENTRANCE HALLWAY

Double cupboard, large under stairs cupboard.

CLOAKROOM

Window to front, w c, compact basin.

DINING ROOM

5.17 x 3.79

Window to front and side.

LOUNGE

5.47 x 3.86

Window to rear and side, brick feature fireplace with gas flame effect fire, sliding doors to:

CONSERVATORY

2.94 x 2.86

Windows on 3 elevations, french doors to side, vaulted ceiling.

KITCHEN

4.14 x 3.10

Window to rear, base and wall units, laminate work top, stainless steel sink and drainer, eye level oven and grill, gas hob, tiled walls and floor, open to:

UTILITY

3.19 x 1.79

Window to side, half glazed door to rear, laminate work top, Belfast sink, plumbed for washing machine and dishwasher, Worcester boiler located here, tiled walls and floor, door to:

INTEGRAL GARAGE

5.64 x 2.95

Up and over door, consumer unit located here?

Off entrance hallway stairs to:

1ST FLOOR LANDING

Window to side, access to loft.

BEDROOM 1

3.96 x 3.75

Window to front, built in wardrobes.

EN SUITE SHOWER

3.92 x 0.93

Window to side, w c, wash basin, shower cubicle with electric shower, tiled walls.

BEDROOM 2

4.46 x 3.32

Window to side and rear.

BEDROOM 3

3.32 x 2.67

Window to side.

BEDROOM 4

3.10 x 2.34

Window to rear.

BATHROOM

3.09 x 2.08

Window to rear, bath, wash basin, w c, shower cubicle, built in airing cupboard housing hot water cylinder and slatted shelving, tiled walls.

OUTSIDE FRONT

Tarmac parking for several vehicles, gated access either side, mature hedging, lawn, paved path to rear.

OUTSIDE REAR

Mature shrubs, trees and hedging, paved areas, greenhouse, outside tap.

TENURE

The property is freehold.

ASSESSMENTS

Band E

SERVICES

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

WHAT3WORDS: essay.toothpick.sailed

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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