

Legal 2 Move

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Cornerways, Pier View, Pier Road, Tywyn, LL36 0AU



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THE PROPERTY COMPRISES:

- **ENTRANCE PORCH**
- **HALLWAY**
- **THREE BEDROOMS, TWO WITH EN-SUITES**
- **FAMILY BATHROOM**
- **LOUNGE**
- **DINING ROOM**
- **CONSERVATORY**
- **KITCHEN**
- **UTILITY**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **DOUBLE GARAGE**
- **PRIVATE REAR GARDEN**
- **LOW MAINTENANCE BLOCK PAVED FRONTAGE**
- **COASTAL PROPERTY**
- **VACANT POSSESSION**

Freehold
Guide Price £340, 000

Cornerways is like a Tardis. As soon as you walk through the door you are impressed by the space and size that is presented to you.

This deceptive family home, built in the 1990's, is well appointed, immaculate and well maintained. One of four neighbouring bungalows, the property occupies a private, cul-de-sac position within a few minutes walk to the sea front and promenade.

The interior, of traditional design, has three bedrooms, two with en-suite shower rooms and fitted bedroom furniture. The garden is private, sheltered and of low maintenance. The double garage is a bonus.

Viewing is highly recommended in order to appreciate all that this property has to offer.

Tywyn is an unspoilt coastal town, popular for its clean beach, water sports and glorious sunsets.

The famous Talylyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.

Location

From Tywyn High Street, proceed under the railway bridge into Pier Road. Continue towards the sea front. The property is located in the cul-de-sac, known as Pier View, the last cul-de-sac on the right hand side of the road, before the estate of Plas Edwards. Our 'For Sale / Ar Werth' sign is NOT displayed.

Description

Detached, privately appointed, three bedroom bungalow with double garage. Of brick construction, surmounted by a pitch tiled roof, entrance is via a corner porch.

Entrance Porch

Full height, double glazed leaded windows and door. Exposed brick walls, ceramic tiled floor, cloak hanging space, radiator and light. Single glazed door with side screen leading into ~

Hallway

11' 7 x 9' 8 Max. (3.53m x 2.95m Max.)

Spacious entrance with coved ceiling, neutral decor and carpet. Access to loft space. Double wall light and matching ceiling light. Mahogany effect panelled doors, skirting and matching architraves continue throughout the property. Cloaks cupboard with dress rail and shelving. Radiator, power points, telephone point and smoke alarm. Panelled doors leading into master bedroom, family bathroom, bedroom 2 and lounge.

Master Bedroom 1 (Front)

17' 3 x 11' 9 (5.25m x 3.58m)

Coved ceiling and neutral decor. Fitted bedroom furniture, radiator and power points. Two double glazed windows with vertical blinds to front elevation. A panelled door leads into~

En-Suite Shower (Side)

6' 7 x 6' (2.00m x 1.84m)

Coved ceiling, fully tiled walls and ceramic tiled floor. Light grey suite comprising close coupled W.C. and wash hand basin with vanity unit. Corner shower cubicle with glass sliding door and chrome shower. Radiator, extractor fan and double glazed window with obscure glass and blind to side elevation.

Family Bathroom (Side)

7' 3 x 6' (2.20m x 1.84m)

Coved ceiling, fully tiled walls and ceramic tiled floor. White suite comprising, close coupled W.C., pedestal wash hand basin with shaver light over and panelled bath with mixer tap shower. Extractor fan and radiator. Double glazed window with obscure glass and blind to side elevation.

Bedroom 2 (Rear)

13' 4 x 11' 11 (4.07m x 3.64m)

Coved ceiling and neutral decor. Fitted bedroom furniture, radiator and power points. Double glazed window to rear elevation.

Lounge (Front)

22' 3 x 16' 6 (6.77m x 5.03m)

A spacious room with coved ceiling and two ornate ceiling roses. Neutral decor and carpet. Feature fire place with marble inset, hearth and flame coal effect electric fire. Four double wall lights and matching ceiling lights. Two radiators, power points and T.V. aerial point. Double glazed patio doors to sun room and double glazed window with vertical blind to front elevation. Panelled door leads into the kitchen.

Kitchen (Side)

21' 2 x 10' (6.45m x 3.05m)

Coved ceiling, neutral decor, partially tiled walls and ceramic tiled floor. Traditional in design, with oak effect base units, drawers, wall cupboards and glass display cupboard. High level built-in Zanussi electric fan oven and grill. Separate Zanussi gas hob with extractor hood over. Integrated fridge freezer and dishwasher. Polycarbonate one and a half bowl sink and drainer and complementing work tops. Cooker point and power points. Double glazed window to side elevation. Doors connecting to utility, sun room and dining room.

Utility (Side)

7' 10 x 4' 11 (2.38m x 1.50m)

Coved ceiling, fully tiled walls and ceramic tiled floor. Wall mounted Vaillant gas combi boiler and plumbing for washing machine. Double base unit, wall unit and stainless steel sink and drainer. Central heater / hot water control and power points. Double glazed window to side elevation.

Conservatory (Rear / Side)

13' 4 x 9' 7 (4.07m x 2.93m)

Exposed brick walls, ceramic tiled floor and pitch polycarbonate roof. Power points and ceiling pendant light. Double glazed windows and French doors to side elevation leading out to the garden. Double glazed patio doors lead into the dining room and lounge.

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Diming Room (Side / Rear) 9' 11 x 8' 10 (3.01m x 2.70m)

Coved ceiling with ornate ceiling rose, neutral decor and carpet. Radiator, power points and T.V. aerial point. Double glazed window to rear / side elevation overlooking the garden. Panelled door leads into ~

Bedroom 3 (Rear / Side) 14' 9 x 7' 10 (4.49m x 2.40m)

Coved ceiling, neutral decor and carpet. Radiator, power points and two double glazed windows to rear / side elevation. Door leads into ~

En-Suite Shower Room (Side) 7' 10 x 4' 2 (2.40m x 1.27m)

Coved ceiling, fully tiled walls and ceramic tiled floor. White suite comprising, close coupled W.C., pedestal wash hand basin and corner shower cubicle with chrome shower and glass sliding door. Radiator, extractor fan and double glazed window to side elevation.

Outside

Front

Wide frontage, with low maintenance block paving. Gated access to rear / side garden. Driveway parking leads to ~

Double Garage 16' 7 x 16' 6 (5.05m x 5.03m)

Brick construction with pitch tiled roof. Power points, lighting and storage to roof space. Window and door to side elevation. Remote control 'Up and Over' door to front elevation.

Side

Privately enclosed and gated. Sheltered, low maintenance courtyard style garden, paved and gravelled. Decorated with potted plants and raised beds with mature shrubs and trees. Outside lighting and cold water tap.

Rear

Paved pathway and raised beds.

ALL SIZES ARE APPROXIMATE

Guide Price £340, 000

Tenure Freehold

Council Tax Banding E

Services Mains gas, electricity, water and mains drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water.

Agents Note The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.

Viewing Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG Tel. 01654 702335

MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Cornerways off Pier Road, Tywyn, Gwynedd, LL36 0AU

Approximate Gross Internal Area
141.2 sq m / 1520 sq ft

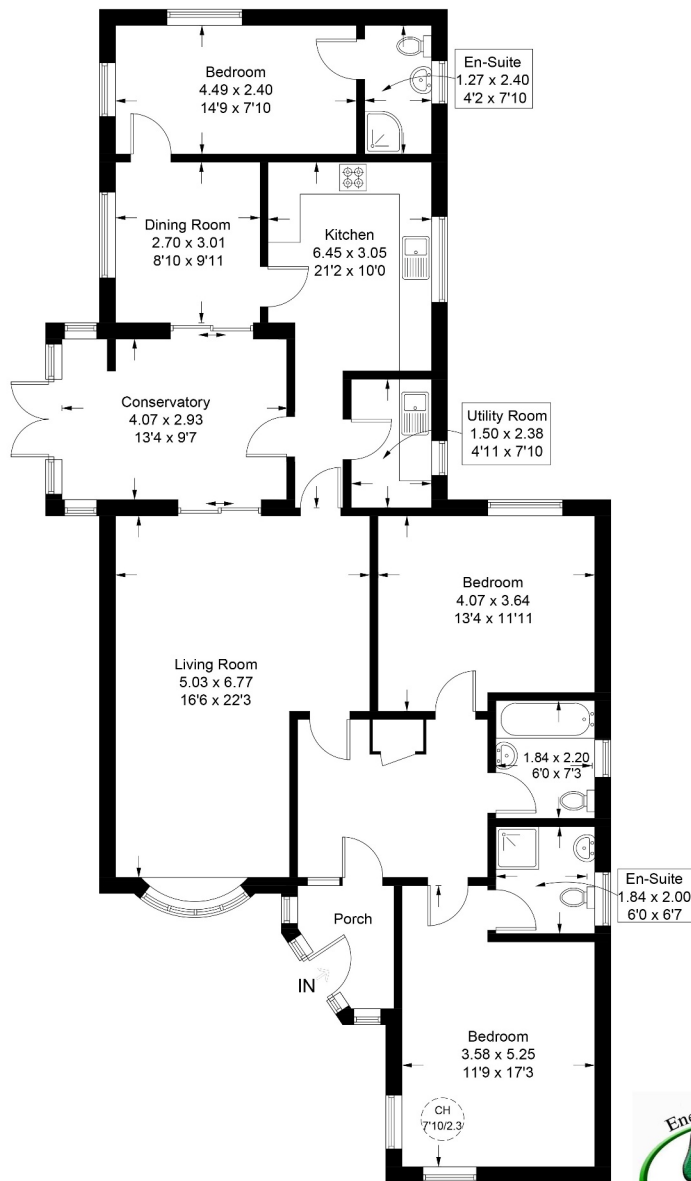


Illustration for identification purposes only,
measurements are approximate, not to scale.



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