

Legal 2 Move

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18 Frankwell Street, Tywyn, LL36 9EW



THE PROPERTY COMPRISES:

- **LOUNGE**
- **BREAKFAST KITCHEN**
- **CLOAKROOM**
- **THREE BEDROOMS**
- **SHOWER ROOM**
- **UPVC DOUBLE GLAZED WINDOWS AND DOOR**
- **GAS CENTRAL HEATING**
- **PRIVATE REAR GARDEN**
- **PARKING**
- **COASTAL LOCATION**
- **VACANT POSSESSION**

Freehold.

**Reduced from £195,000
to Guide Price £175,000**



Traditional, mid terrace, three bedroom, family home, located central to Tywyn town centre, railway station, sea front and promenade. The freshly decorated property, benefits gas central heating and upvc double glazed windows and door. The garden, with greenhouse, is delightful, of good size, privately enclosed with mature shrubs and trees. There is also gated access to private parking beyond.

Tywyn is an unspoilt coastal town popular for its clean beach, water sports, sea fishing, sightings of porpoise and glorious sunsets. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.

Location

From Tywyn High Street proceed towards the Cinema and take the next right hand turn into Brook Street. Frankwell Street leads off Brook street. The property is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Terraced, three bedroom family home of traditional construction, surmounted by a slate pitch tiled roof. Entrance is beneath a felted canopy roof. Gas meter housed here. Quarry tiled floor and hardwood part glazed door with side screen leading into ~

Lounge (Front) 17' 6 x 17' 7 (into bay window) (5.33m x 5.36m)

Good size room with low slate fire-place with inset, coal effect gas fire. Ceiling inset spot lighting and two double wall lights. Neutral decor and carpet. Built-in cloaks cupboard and under-stairs storage cupboard. Smoke alarm, radiator, power points and telephone point. Double glazed, seated bay window to front elevation. Open plan stairs to first floor and door leading into the breakfast kitchen.

Breakfast kitchen (Rear) 16' 2 x 14' 8 Max. (4.93m x 4.47m)

Dining / breakfast area has fitted carpet, neutral decor, radiator and power points. Archway to kitchen area.

Kitchen area

Stone tiled floor, neutral decor and partially tiled walls. Larder cupboard and Formica base units, drawers and wall cupboards. Complementing work tops and stainless steel sink and drainer. Power points and plumbing for washing machine. Cooker point and double glazed windows to rear elevation overlooking the garden. Door leading into the cloakroom and single glazed door leading into the rear lobby.

Cloakroom (Rear) 6' 9 x 5' 7 (2.06m x 1.70m)

This area has the potential to convert into a shower room. Vinyl floor and partially tiled walls. White low level W.C. and wall mounted wash hand basin. Double glazed window with obscure glass to rear elevation.

First Floor Landing

Neutral decor and carpet. Recess seated blanket box, smoke alarm and doors to shower room and three bedrooms.

Shower Room (Rear) 7' x 6' 7 (2.13m x 2.01m)

Non slip vinyl floor and partially tiled walls. White suite comprising close coupled W.C., pedestal wash hand basin with wall mirror over and corner walk-in shower, with folding seat and low folding doors. Radiator and double glazed window to rear elevation.

Bedroom 1 (Rear) 10' 6 x 8' 1 Max. (3.20m x 2.46m Max.)

Single bedroom with gas combi boiler housed here. Neutral decor and carpet. Radiator, power points and double glazed window to rear elevation overlooking the garden and views across to hills in the distance.

Bedroom 2 (Front) 12' 6 x 7' 9 (3.81m x 2.36m)

Neutral decor and carpet. Over-stairs, single built-in wardrobe. Radiator, power points and access to insulated loft. Double glazed window to front elevation.

Bedroom 3 (Front) 12' 7 x 9' 4 (excluding wardrobes) (3.84m x 2.84m)

Master bedroom with triple built-in wardrobes. Neutral decor and carpet. Radiator, power points and double glazed window to front elevation.

ALL SIZES ARE APPROXIMATE

Outside

Front

The property fronts the footpath and roadside.

Rear

*The garden is most unexpected, of good size, privately enclosed and gated. Paved patio and lawn garden with mature shrubs and trees. Outside cold water tap, greenhouse and garden shed housed here.
The garden is gated with access to the parking area.*

Guide Price £175, 000

Tenure Freehold

Council Tax Banding B

Services Mains gas, electricity, water and drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water Authority.

Viewing Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 Fax. 01654 712015 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG.
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Agents Note *The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.*

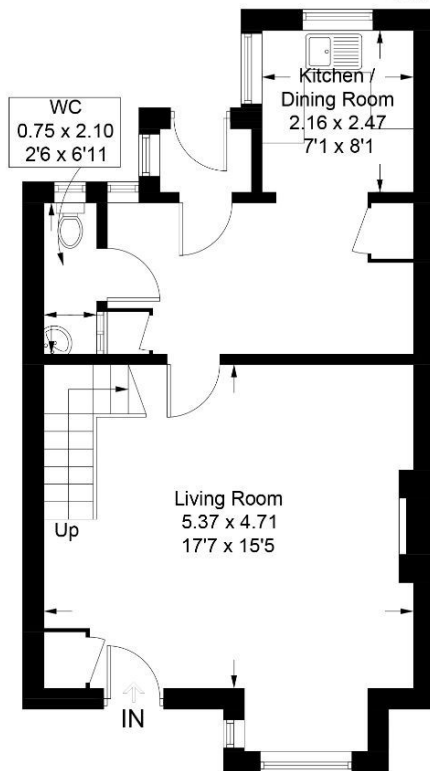


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

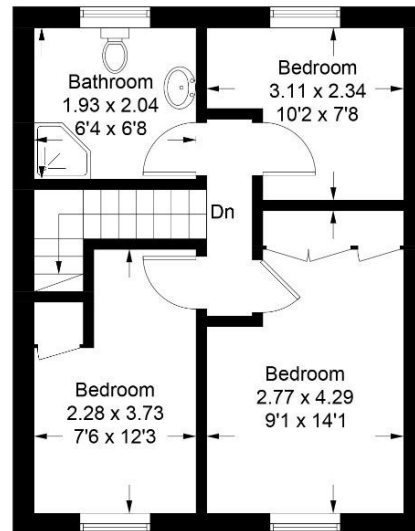
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Approximate Gross Internal Area

81.0 sq m / 872 sq ft



Ground Floor
44.8 sq m / 482 sq ft



First Floor
36.2 sq m / 390 sq ft

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



MISREPRESENTATION ACT, 1967

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