

Legal 2 Move

Trefeddyg
High Street
Tywyn
Gwynedd
LL36 9AD
Tel. 01654 712218
Fax. 01654 712015

Conveyancing and Sales

www.legal2move.co.uk
e-mail: info@legal2move.co.uk

9 Penrallt Street
Machynlleth
Powys
SY20 8AG
Tel. 01654 702335
Fax. 01654 703742

59 Gerllan, Tywyn, LL36 9DE



Well appointed, double fronted, four bedroom family home, of private cul-de-sac position, with views across to hills and unspoilt countryside. This semi-detached property has spacious accommodation, with two bedrooms on the ground floor and two on the first floor. The gardens are mature with colourful shrubs and trees. The garage, of good size, has been fitted with a remote control up and over door and the flat roof to the garage and porch have been replaced in recent years. This delightful property, with partial sea view, must be viewed in order to appreciate the space and potential it has to offer.



Tywyn is an unspoilt coastal town popular for its clean beach, water sports and glorious sun sets. The famous Talylllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.

Freehold.
Guide Price £250, 000

See all our properties at
 **OnTheMarket**

Legal 2 Move is part of Evans Roberts Solicitors
(Tai + Twrmai)

59 Gerllan, Tywyn, LL36 9DE



THE PROPERTY COMPRISES:

- **FRONT PORCH**
- **HALLWAY**
- **BREAKFAST KITCHEN**
- **BREAKFAST KITCHEN**
- **LOUNGE**
- **SHOWER ROOM**
- **TWO GROUND FLOOR BEDROOMS**
- **TWO FIRST FLOOR BEDROOMS & W.C.**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **CAVITY WALL INSULATION**
- **GARDENS**
- **GARAGE**
- **VIEWS OVER COUNTRYSIDE**
- **COASTAL LOCATION**



Location

From Tywyn High Street continue towards Tywyn Cinema. Pass The Corbett Arms on your left and take the next right hand turn into Brook Street. Continue on and take the next left hand turn and then take second right into Gerllan. Turn first left into the cul-de-sac. 59 Gerllan is located on the right hand side. Our 'For Sale / Ar Werth' sign is displayed.

Description

Well appointed, semi-detached, four bedroom dormer property. Of traditional brick construction, with rendered painted elevations, pvc fascia boards and soffits, surmounted by a pitch tiled roof. Entrance is to front elevation which leads into ~

Porch (Front)

6' 2 x 3' 9

(1.88m x 1.14m)

Of brick construction, felted roof and upvc double glazed windows and door. Lovely views across to hills and landscape in the distance. Single glazed door leads into ~

Hallway

Papered walls and smoke alarm. Doors lead into the lounge and breakfast kitchen and stairs to first floor.

Breakfast Kitchen (Front / Side)

17' 4 x 11' 8

(5.28m x 3.56m)

A good size room of neutral decor, feature painted wall, vinyl floor and partially tiled walls. Fitted with Formica base units, drawers, stainless steel sink and drainer. Complementing worktops, free standing Belling electric cooker and plumbing for washing machine. Wall mounted consumer unit, cooker point, power point and radiator. Double glazed window to front elevation and single glazed window and door to side elevation, overlooking the side porch / utility.

Porch / Utility (Side)

11' 5 x 3' 9

(3.48m x 1.14m)

Of brick construction with felted roof, upvc double glazed windows and door. Worcester gas combi boiler, cloak hanging space, power points and central heating control. Double glazed picture window to side elevation.

Lounge (Front)

17' 4 x 13' 9

(5.28m x 4.19m)

Neutral decor and coved ceiling. Low brick fire-place to chimney breast with gas connection. Power points and t.v. aerial point. Double glazed picture window to front elevation with hillside views in the distance. Door leading into inner hallway.

Inner Hallway

Central heating thermostat control and doors leading into shower room and two bedrooms.

Shower Room (Side)

11' 2 x 5' 3

(3.40m x 1.60m)

Coved ceiling, neutral decor, vinyl floor and shower wall panels. White suite comprising wash hand basin with vanity unit, close coupled W.C. and shower cubicle with glass sliding doors and Mira electric shower. Door to linen cupboard. Radiator, extractor fan and double glazed window with obscure glass to side elevation.

Bedroom 1 (Rear)

15' x 10' 7

(4.57m x 3.22m)

Pastel decor, radiator and power points. Double glazed window to rear elevation, overlooking the garden.

Bedroom 2 (Rear)

14' 4 x 9' 4

(4.37m x 2.84m)

A bright room with pastel decor. Radiator, power points and double glazed window to rear elevation, overlooking the garden.

First Floor Landing

Access to insulated loft space. Smoke alarm and doors leading to W.C. and bedrooms.

W.C. (Rear)

White, low level W.C. and Velux window.

Bedroom 3 (Side)

15' x 8' 1

(4.57m x 2.46m)

Pastel decor, radiator and power points. Access to eaves storage, well insulated and boarded. Double glazed window to side elevation with views across to the Dysynni valley and sea in the distance.

Bedroom 4 (Front)

16' 1 x 13' 9

(4.90m x 4.19m)

Pastel decor, radiator and power points. Double glazed window with superb, picturesque views across the Dysynni Valley.

Outside

Front

A tarmac driveway leads to the

Garage 18' x 9'4 (5.49m x 2.84m)

Of brick construction, with felted roof, replaced approximately 3 years ago. Electric, remote control, up and over door.

The front garden is enclosed with a low brick boundary wall, gated to the pathway, leading to the front porch. The garden has a gravel, low maintenance frontage with mature shrubs and a holly tree. There is access to the rear garden and lovely views across to hills and countryside in the distance.

Side

Outside light and cold water tap. Access to rear garden.

Rear

Private, enclosed garden with paved patio leading to a lawn garden. Mature, colourful shrubs and trees decorate the garden.

ALL SIZES ARE APPROXIMATE

Guide Price £250, 000

Tenure Freehold

Council Tax Banding D

Services Mains gas, electricity, water and drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water - Water meter

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. Tel. 01654 702335

Agents' Note The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.



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.

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.