

**THE FORMER DENTAL PRACTICE  
NEPTUNE ROAD  
TYWYN  
LL36 9HA**

**OFFERS OVER £140,000 FREEHOLD**



**Commercial premises  
Former dental practice  
Gas centrally heated with upvc double glazing  
Central location  
Large garden and tarmac parking**

Former dental practice premises being sold with commercial use only. Situated in a central location close to all amenities. Comprising reception area, waiting room, 3 former practice rooms, kitchen, and 2 cloakrooms. With tarmac parking for several vehicles and wraparound lawned area with mature shrubs. The property has all upvc windows and doors and gas central heating.

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.

The property comprises half glazed door to ramped entrance hallway, glazed internal door to;

**FORMER RECEPTION AREA** 21'6 x 13'9 max

Picture window to front.

**FORMER WAITING ROOM** 12'2 x 10'3

Window to side.

**FORMER PRACTICE ROOM 1** 12'4 x 10'4  
Window to rear, base units with 2 inset sinks, non slip floor.

**FORMER PRACTICE ROOM 2**  
Window to rear, sink and base unit, non slip floor.

**FORMER PRACTICE ROOM 3** 12'4 x 10'4  
Window to rear, base units with 2 inset sinks, non slip floor.

**FORMER OFFICE** 12'5 x 7'3  
Window to rear, door to side linking main building to prefabricated unit. Electric meters and consumer unit, Worcester boiler and heating controls located here, access to loft with pull down ladder.

**KITCHEN** 9'3 x 4'6  
Sink and drainer.

Small lobby with built-in cupboard.

**CLOAKROOM**  
Window to side, w c, wash basin.

Small lobby leading to;  
**CLOAKROOM**  
Window to side, w c, wash basin.

**OUTSIDE FRONT**  
Low walled boundary, tarmac parking for several vehicles, lawn, mature shrubs.

**REAR**  
Laid to lawn, mature shrubs, small shed.

## TENURE

The property is freehold

## ASSESSMENTS

Not currently applicable

## SERVICES

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

## VIEWING

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

## MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

## DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

## LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

