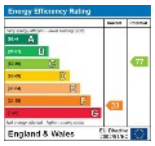
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com

14 FRANKWELL STREET
TYWYN
LL36 9EW



PRICE £95,000



End terrace 2-3 bedroom cottage situated close to all amenities.
Good sized enclosed rear garden.
Upvc windows - electric wall heaters.
Would benefit from full refurbishment

This end terrace cottage of character is situated just off the centre of the town and a short walk to all amenities. Comprising 3 reception rooms on the ground floor plus kitchen and bathroom and 2 bedrooms on the 1st floor. With a fully enclosed good sized rear garden pleasantly planted and laid to lawn with mature shrubs and hedging, small shed and outside w.c. Roadside location with side access to the rear. Upvc double glazed with electric panel heating. There is gas to the property which has been capped off. The cottage would benefit from refurbishment.

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.

Upvc half glazed door to:

LOUNGE 4.30 x 2.93
Window to front, beamed ceiling, door to;

FORMER BEDROOM 4.15 x 3.77
Window to front, wall mounted panel heater.

DINING ROOM 4.06 x 3.77
2 windows to rear, wall mounted heater, half glazed door to;

REAR LOBBY
Half glazed door to rear.

KITCHEN 2.85 x 2.04
Base and wall units, stainless steel sink and drainer, space for slide in electric cooker, plumbed for washing machine, built in cupboard housing electric meter and consumer unit.

BATHROOM 2.55 x 1.78
Window to side, bath with shower head handset, wash basin, w c, wall mounted fan heater.

Off lounge stairs to:

FIRST FLOOR LANDING
Window to rear, built in cupboard housing hot water cylinder and slatted shelving.

BEDROOM 1 4.09 x 2.91
Window to front.

BEDROOM 2 2.83 x 2.34
Window to front, built in cupboard.

OUTSIDE
Roadside location to front, side gated access to enclosed rear garden, with paved patio, laid to lawn, gravel area, mature hedging and shrubs, shed with power, stone built w c with tap.

ASSESSMENTS Band B

TENURE Freehold

SERVICES
Mains water, electricity and main drainage are connected.

WHAT3WORDS: cookie.woof.mile

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or email: Info@welshpropertyservices.com

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

