



1E Plas Edwards,
Tywyn LL36 0AS
Guide price £155,000



A terraced 2 bedroomed house with allocated parking in a sought after location at this popular coastal town, situated just a short walking distance to the sea.

We are pleased to offer for sale this well positioned property which fronts on to Pier Road at Tywyn and has a pleasant outlook to the fore overlooking the Putting Green and Tennis Courts. The promenade is but a short distance as is the High Street which provides for all amenities

Tywyn is situated on the edge of the Snowdonia National Park within a short distance of Aberdyfi and Cader Idris. The town is famed for the Narrow Gauge Talylyn Railway which proceeds inland for approximately 8 miles to the former mining village of Abergynolwyn.

The property has been well looked after but is in need of some modernisation. There are small manageable garden areas to the fore and rear in addition to an allocated parking space which is approached through Plas Edwards.

Tenure

Freehold.

Services

Mains electricity, water and drainage. Gas fired central heating and double glazing.

Roof Solar PV

The property had the benefit of the solar panel system, having a remainder of 13 years of generating for the Government Feed In Tariff contract.

Viewing

Strictly by appointment with the selling agent; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

1 E Pas Edwards provides for the following accommodation;
All room dimensions are approximate

Ground Floor

Front Porch with entrance door to;

Living Room

21'8 x 12'7 (6.60m x 3.84m)



With large picture window to fore, radiator, stairs to first floor.



Kitchen

8'9 x 8 (2.67m x 2.44m)



Comprising double drainer stainless steel sink unit, basic base and eye level units with appliance spaces. Wall mounted Ideal Gas Fired Central Heating Boiler. Plumbing for washing machine. Tiled splashblacks and window to rear.

Rear Porch door to rear

First Floor

Landing access to roofspace, recess cupboard.

Double Bedroom

19'9 x 12'5 (6.02m x 3.78m)



With window to fore, recess cupboard and radiator

Bathroom

6'8 x 5'9 (2.03m x 1.75m)



Comprising bath, WC and Pedestal Washbasin, part tiled, shaver point, extractor fan and radiator

Double Bedroom 2

10'6 x 12'4 (3.20m x 3.76m)



With window to rear , cupboard and radiator

Externally



Pedestrian path to front entrance door. Small garden that is well stocked with shrubs.

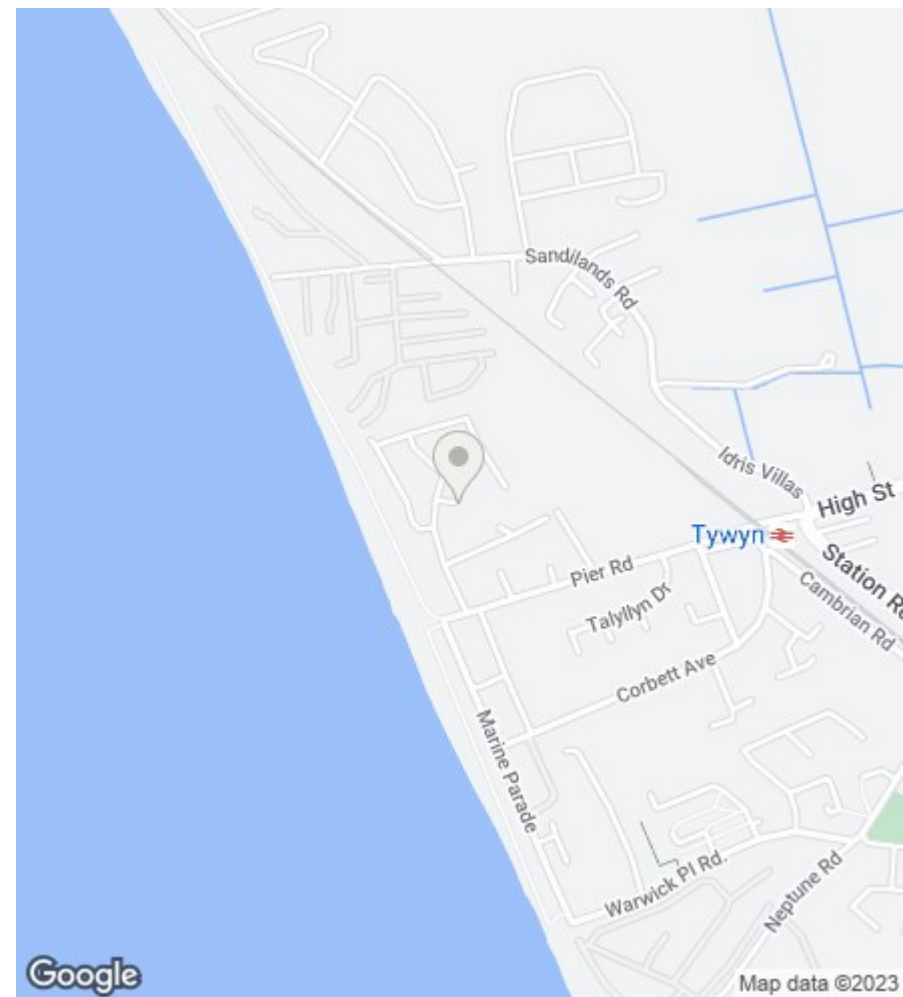
Small rear garden and shared vehicular access to allocated parking space.

There is also on street parking to the front of the property.



Directions

At Tywyn proceed under the railway bridge down towards the beach. The property is situated opposite the Putting Green and to the right of the entrance to Plas Edwards – off Pier Street.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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