

**REDUCED**

# Legal 2 Move

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

## Sales and Conveyancing

[www.legal2move.co.uk](http://www.legal2move.co.uk)  
e-mail: [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

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

### *Rose Cottage, Red Lion Street, Tywyn,*



#### THE PROPERTY COMPRISES:

- LOUNGE
- BATHROOM
- BREAKFAST KITCHEN
- TWO BEDROOMS
- DOUBLE GLAZED WINDOWS AND DOORS
- ELECTRIC HEATING
- CHARACTER PROPERTY
- REAR SEATING AREA
- VACANT POSSESSION
- COASTAL LOCATION

*Freehold.  
Reduced to  
£120, 000*

*or nearest offer for a quick sale*



*Formerly a hay barn, renovation and conversion took place in 2005, to produce a spacious, low maintenance, two bedroom character property. The first floor bedrooms in the former hay loft, have exposed ceiling beams and Velux windows.*

*The ground floor has a more modern design with high ceilings and spiral staircase to the lounge. Although there are no gardens, there is a low maintenance seating area to the rear of the kitchen, which offers this property as an*

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

**ZOOPLA**

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

A member of  
**OnTheMarket**

### Location

Red Lion Street is a one way street, on the edge of the town centre, near Tywyn Cinema and the Whitehall Public House. Our 'For Sale / Ar Werth' sign is displayed.

### Description

This former hay barn was converted in 2005 to provide a low maintenance, two bedroom character property. Of traditional construction, with spa rendered elevations and pitch tiled roof, the dwelling is fitted with 'Golden Oak' effect double glazed windows and doors. Front entrance is via a double glazed door which leads into ~

#### Lounge (Front) 30' 6 x 15' (9.30m x 4.56m)

A spacious lounge with high ceiling and neutral decor. Deep pine skirting boards, power points and two slim-line storage heaters. Double glazed window to front elevation and spiral stair-case to first floor. Doors lead off into bathroom and breakfast kitchen.

#### Bathroom (Central) 9' 6 x 6' 7 (2.90m x 2.00m)

Neutral decor, ceramic tiled floor and partially tiled walls. Extractor fan and white suite comprising close couple W.C., pedestal wash hand basin and panelled bath with electric shower over. Chrome heated towel rail and door to airing cupboard, housing a lagged hot water tank.

#### Breakfast Kitchen (Rear) 15' 6 x 10' 2 (4.72m x 3.10m)

Spacious kitchen, with neutral decor, feature papered wall and ceramic tiled floor. Fitted with beech effect base units, drawers and wall cupboards. Plumbing for washing machine, complementing work tops and stainless steel sink and drainer. Cooker point, extractor fan and power points. Double glazed window and door to rear elevation.

### First Floor Landing

Exposed ceiling beams and smoke alarm. Neutral decor and doors leading into bedrooms.

#### Bedroom 1 (Rear) 15' x 10' 4 (4.56m x 3.15m)

Exposed ceiling beams, neutral decor and feature papered wall. Power points, slim-line storage heater and Velux window.

#### Bedroom 2 (Front) 19' 8 x 15' (6.00m x 4.56m)

Exposed ceiling beams, neutral decor and ceiling inset spot lighting. Power points and slim-line storage heater. Velux window and double glazed tilt and turn window to front elevation.

**ALL SIZES ARE APPROXIMATE**

### Outside

There is no designated car parking to this property but parking is available in and around Red Lion Street.

The cottage is located on the 'one way' system, a quiet road of neighbouring properties. The rear of the property does not have a garden but a seating area.

**Guide Price** Reduced to £120,000 or nearest offer for a quick sale

**Tenure** Freehold

**Council Tax Band** B

**Services** Mains electricity, water and drainage connected.

**Local Authorities** Gwynedd Council.

**Water** Welsh Water.

**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 or tested any appliances, fixtures, fittings or services and therefore cannot verify that they are fit for their 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	22	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Rose Cottage, Red Llon Street, Tywyn, Gwynedd, LL36 9DN

Approximate Gross Internal Area  
97.5 sq m / 1049 sq ft

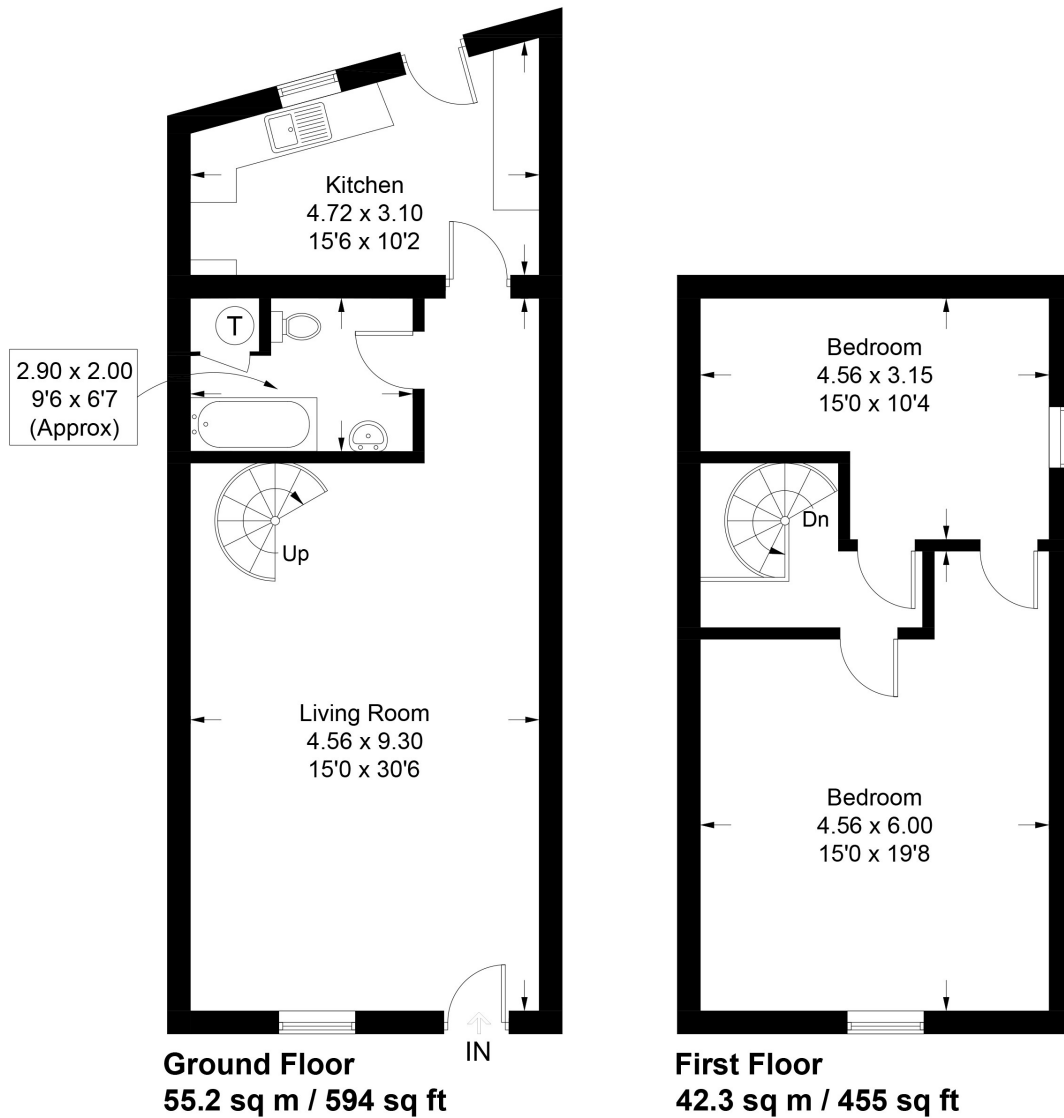


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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.