

REDUCED

Legal 2 Move

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

Property Sales and Conveyancing

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

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

1 Bryn y Paderau, Tywyn, LL36 9LA



Bryn y Paderau is a private cul-de-sac of stylish well presented properties, overlooking a well kept memorial garden. 1 Bryn y Paderau has a commanding presence, individually designed and extended to provide a substantial, detached, four bedroom (two with en-suite shower rooms) family home, with a large private rear garden and indoor heated swimming pool. The property was designed and built by the current family in 1990. Traditional in design, this is a unique property, situated within a large plot with the potential and space for those who wish to work from home.

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

**Freehold.
Reduced to
offers in excess of £530, 000**





THE PROPERTY COMPRISES:

- **RECEPTION / DINING ROOM**
- **LOUNGE**
- **KITCHEN / DINER**
- **UTILITY**
- **OFFICE / STUDY**
- **INNER HALLWAY**
- **GROUND FLOOR BEDROOM**
- **SIDE ENTRANCE LOBBY**
- **CLOAKROOM**
- **SNUG**
- **GARDEN ROOM**
- **INDOOR HEATED SWIMMING POOL**
- **THREE FIRST FLOOR BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS**
- **FAMILY BATHROOM**
- **OFFICE**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **PRIVATE REAR GARDEN**
- **GARAGE**
- **SPACIOUS DRIVEWAY PARKING FOR BOAT AND SEVERAL CARS**
- **INDIVIDUAL DESIGN**
- **COASTAL LOCATION**
- **NO UPWARD CHAIN**



Location

Bryn y Paderau is a private cul-de-sac of neighbouring properties located off the Bryn Hyfyrd road, Tywyn, opposite a well tended memorial garden.

Description

Well appointed, this individually designed, four bedroom, detached, double fronted house, has an indoor heated swimming pool and private rear garden. It has a traditional spacious interior, extended to provide a large family property, with the opportunity for those who wish to work from home. Of brick construction, with slate pitch tiled roof, the dwelling is entered through decorative hardwood doors.

Entrance

Double fronted entrance, beneath a canopy, supported with white decorative columns and quarry tiled floor. Decorative oak double doors lead into ~

Reception / Dining Room (Front) 21' x 11' 2 (6.40m x 3.40m)

A welcoming reception room with coved ceiling, neutral decor and feature painted wall. Two double wall lights and picture light. Two radiators with fretwork screening panels, brass power points and light switches. Double glazed Georgian style bay window and feature circular window to front elevation. Stairs to first floor, doorway to office and doors leading into lounge and kitchen / diner.

Lounge (Front / Rear) 23' x 12' 8 (7.01m x 3.86m)

Coved ceiling, neutral decor and dado rail. Superb, ornate fireplace with marble hearth and inset with log effect gas fire. Four double wall lights, brass dimmer switches, power points, T.V. aerial point and two radiators. Georgian style double glazed bay window to front elevation and double glazed patio doors to rear elevation, leading out to the garden.

Kitchen / Diner (Rear)

Dining Area 11' 4 x 11' 3 (3.45m x 3.43m)

Open plan to kitchen. Coved ceiling, oak effect laminate floor, neutral decor and feature painted wall. Radiator, brass switches, power points and hardwood double glazed patio doors overlooking the rear garden.

Kitchen Area 11' 3 x 9' 9 (3.43m x 2.97m)

Neutral decor, partially tiled walls and ceramic tiled floor. The kitchen is fitted with lime wash effect base units, drawers, wall cupboards, with concealed lighting and glass display cupboard. High level built-in microwave and electric fan oven. Separate ceramic hob with extractor hood over. Polycarbonate one and a half bowl sink and drainer. Brass switches and power points. Double glazed window to rear elevation overlooking the garden. Panel door leading into

Utility Room (Rear) 9' x 7' 7 (2.74m x 2.31m)

Partially tiled walls and ceramic tiled floor. Fitted with full height larder/ storage cupboards and double base unit with stainless steel sink. Plumbing for washing machine. Radiator, power points and double glazed window and door to rear elevation.

Office/ Study (Front) 15' 4 x 7' 7 (4.67m x 2.31m)

(Off Reception /Dining Room)

Coved ceiling, neutral decor and ceramic tiled floor. Radiator with fretwork screen and power points. Georgian style double glazed, floor to ceiling window, to front elevation. Doorway leads into ~

Inner Hallway 12' x 3' 8 (3.66m x 1.12m)

Coved ceiling with inset spot lighting, neutral decor and ceramic tiled floor. Power points and doors leading into ground floor bedroom, side entrance lobby, W.C. and snug.

Ground floor ~Bedroom 1 (Front) 15' 2 x 9' 8 (4.62m x 2.95m)

Neutral decor, ceiling inset spot lighting and ceramic tiled floor. Door to shallow cupboard housing the consumer unit and gas meter. Radiator, power points and Georgian style, floor to ceiling, double glazed window to front elevation.

Side Entrance Lobby 6' 8 x 6' 7 (2.03m x 2.01m)

Neutral decor, ceiling inset spot lighting and ceramic tiled floor. Wall mounted gas combi boiler, radiator, power points and cloak hanging space. Upvc double glazed door to side elevation.

Cloakroom (Side) 6' x 2' 9 (1.83m x 0.84m)

Papered walls and ceramic tiled floor. White close coupled W.C., wall mounted wash hand basin and extractor fan.

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

Coved ceiling, ceramic tiled floor, neutral decor and feature painted wall. Radiator, brass switches and power points. Double glazed patio doors to rear elevation and side elevation, opening into the garden room.

Garden Room (Side) 10' 5 x 6' 10 (3.17m x 2.08m)

This room bridges across from the main building to the swimming pool. Ceramic tiled floor, polycarbonate roof and external door to side elevation. Two sets of double glazed patio doors, overlooking and opening into the swimming pool area.

Swimming Pool Area (Rear) 35' 3 x 16' 3 (10.74m x 4.95m)

Brick internal walls, tongue and groove panelling to ceiling and ceramic tiled floor. Corner shower area with electric shower, six wall lights and three sets of double glazed patio doors overlooking the garden. The swimming pool is of full size, tiled and heated.

First Floor Landing 24' 6 x 2' 9 (7.47m x 0.84m)

This long landing, with Velux window, is of neutral décor. Fitted carpet and door to linen cupboard with radiator. Radiator, power points and doors to three bedrooms, family bathroom and office. Access to loft space.

Bedroom 2 (Front) 14' 5 x 13' (4.39m x 3.96m)

Neutral decor and fitted carpet. Tasteful, cream fitted bedroom furniture. Power points, radiator and T.V. aerial point. Double glazed Georgian style window to front elevation. Door leads into~

En-suite Shower Room 6' 1 x 5' 4 (1.85m x 1.62m)

Fully tiled walls and vinyl floor. Champagne suite comprising close coupled W.C. and pedestal wash hand basin, with wall mirror and shaver light over. Corner glass shower cubicle with shower operated from the gas combi system. Radiator, extractor fan and Velux window.

Bedroom 3 (Front) 11' 2 x 8' 9 (3.40m x 2.67m)

Neutral decor and built-in wardrobe. Radiator, power points and T.V. aerial point. Double glazed Georgian style window to front elevation.

Bedroom 4 (Side / Rear) 13' 6 x 13' (4.11m x 3.96m)

Neutral decor and built-in bedroom furniture. Radiator, power points and double glazed Georgian style window to side / rear elevation. Door leads into ~

En- Suite Shower Room 8' x 3' 9 (2.44m x 1.14m)

Fully tiled walls and vinyl floor. Champagne suite comprising low level W.C. and pedestal wash hand basin, with shaver point over. Shower enclosure with chrome shower, operated from the gas combi system. Inset spot lighting, radiator and extractor fan.

Family Bathroom (Rear) 10' 8 x 5' 5 (3.25m x 1.65m)

Spacious room with fully tiled walls and vinyl floor. Ceiling inset spot lighting, radiator and Velux window. Champagne suite comprising close coupled W.C., pedestal wash hand basin and bidet. Panelled bath with brass effect mixer tap shower.

Office (Rear) 8' 7 x 5' 5 (2.62m x 1.65m)

This room could be used as a single bedroom. Neutral decor, radiator, power points and Velux window.

ALL SIZES ARE APPROXIMATE

Outside

Front

A Tarmac driveway sweeps from the road into a substantial parking area for boat, caravan and several vehicles. There is a lawn area decorated with shrubs and palm trees. Gated access leads to the rear garden, side lobby entrance and garden room.

Garage (Front) 43' 10 x 11' 7 (13.37m x 3.54m)

Of brick construction, with pitch tiled roof and up and over door.

Rear Garden

Privately enclosed, this sizeable garden has a paved patio which leads to a lawn garden, decorated with mature shrubs, trees, flower borders and decorative arbour. A mature, tranquil garden, offering the opportunity to entertain with al fresco dining.

- Price** Offers in excess of £530, 000 .
- Tenure** Freehold
- Council Tax Banding** F
- Services** Mains gas, 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
Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk
- 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

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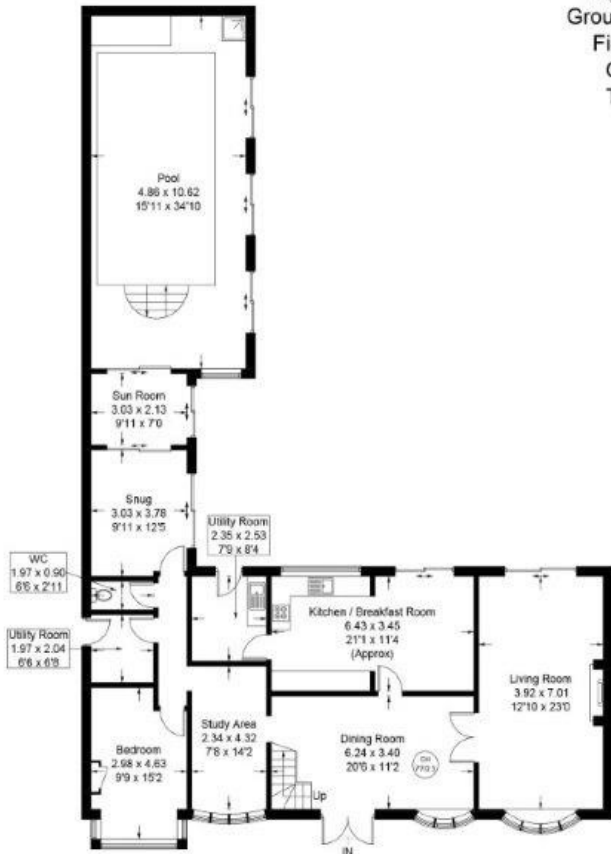


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

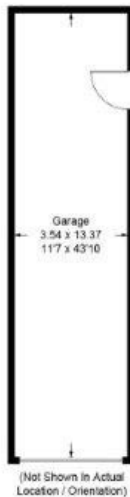
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Approximate Gross Internal Area
 Ground Floor = 187.4 sq m / 2017 sq ft
 First Floor = 68.7 sq m / 739 sq ft
 Garage = 47.4 sq m / 510 sq ft
 Total = 303.5 sq m / 3266 sq ft



Ground Floor
187.4 sq m / 2017 sq ft



First Floor
68.7 sq m / 739 sq ft

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



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