

**CHALET 8
ERW PORTHOR
NR TYWYN
LL36 9HU**

Price £40,000 Leasehold



**Two bedroom chalet
Situated just outside Tywyn and Aberdovey.
Open plan living area
Currently a holiday let.**

Two bedroom chalet situated on this secluded site surrounded by breathtaking countryside. Situated between Tywyn and Aberdovey, Erw Porthor chalet park is small and quiet and the perfect place for bird watchers or those just wanting to enjoy the beautiful countryside of the Snowdonia National Park. Comprising a dining area / porch entrance, open plan kitchen/living area with contemporary units, 2 bedrooms and a shower room with mainly all upvc double glazing.

Tywyn is a friendly coastal town, surrounded by the beautiful Snowdonia National Park. Tywyn boasts a wonderful flat sea front, sandy beach and promenade, Leisure Centre, Cottage Hospital, variety of shops, Primary and High School and a superb licensed cinema which holds a variety of live events. The charming harbour village of Aberdovey is 3 miles away with a championship golf course and sailing and all water sports are very popular at both Tywyn and Aberdovey.

The accommodation comprises upvc front door to;

ENTRANCE PORCH / DINING AREA 10'4 x 8'6
Single glazed wood windows on three elevations, vinyl floor, consumer unit located here.

Half glazed wood door to;

OPEN PLAN LOUNGE/KITCHEN 22'6 x 8'6
Wood window to side, 2 upvc windows to front, laminate floor, contemporary gloss units, laminate work top, induction hob, built-in oven, stainless steel sink and drainer with 5l hot water tank below servicing kitchen and bathroom sinks, space for under counter fridge, integral microwave, part tiled walls, breakfast bar.

Door to internal hallway with overhead storage.

SHOWER ROOM
Upvc window to rear, tiled floor and walls, walk-in cubicle with electric shower, compact sink, w.c.

BEDROOM 1 8'11 x 8'8
Upvc window to side, laminate floor.

BEDROOM 2 8'10 x 8'8
Upvc window to side, laminate floor.

OUTSIDE FRONT
Paved path to front door and rear seating area.

TENURE The chalet is offered for sale leasehold with a new twenty year lease from 2013.

Agents note: The chalet is being sold fully furnished.

OUTGOINGS £1800 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

COUNCIL TAX Band A

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710 500
info@welshpropertyservices.com

DIRECTIONS From Tywyn, turn left into the Happy Valley turn off approximately one mile from Tywyn and the site is ½ mile down that road on the left.

MONEY LAUNDERING REGULATIONS
You will need to provide identity evidence in the form of passport/driving licence or utility bill with the 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.

