

**CHALET 23  
ERW PORTHOR  
NR TYWYN  
LL36 9HU**

**Price £25,000 Leasehold**



**Two bedroom chalet  
Situated just outside Tywyn and Aberdovey.**

Two bedroom chalet on this secluded site surrounded by breathtaking countryside. Situated between Tywyn and Aberdovey, Erw Porthor chalet park is small, quiet and the perfect place for bird watchers or those just wanting to enjoy the beautiful countryside of the Snowdonia National Park. Comprising kitchen, lounge/diner, 2 bedrooms plus shower room. With off road parking to the side and rear garden area laid to lawn plus paved area. The chalet is fully upvc double glazed.

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 glazed door to;

**KITCHEN** 8'6 x 6'7

Window to front and side, base and wall units, laminate work top, stainless steel sink and drainer with water heater under, electric cooker point, space for under counter fridge, part tiled walls, vinyl floor.

**LOUNGE** 15'6 x 8'6

Window to front.

Door to internal hallway with overhead storage.

**SHOWER ROOM**

Window to rear, tiled floor and walls, corner shower cubicle with electric shower, sink, w c.

**BEDROOM 1** 8'8 x 8'7

Upvc window to side.

**BEDROOM 2** 8'8 x 8'6

Upvc window to side.

**OUTSIDE**

Paved parking area for one vehicle, rear laid to lawn with patio.

**TENURE** The chalet is offered for sale leasehold with a twenty year lease from 2013 and cannot be used during the last 2 weeks of

**OUTGOINGS** £2,336 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.

