

**CHALET 47  
ERW PORTHOR  
NR TYWYN  
LL36 9HU**

**Price £39,000 Leasehold**



**Two bedroom chalet  
Private parking area  
Lovely rural views  
Situated just outside Tywyn and Aberdovey.  
Fully furnished**

This 2 bedroom chalet is situated in the upper part of the site with lovely rural views. Comprising entrance porch useful for wet coats and shoes, kitchen, lounge, shower room and 2 bedrooms. With the benefit of its own parking area. The chalet was re roofed in 2015 and the kitchen and shower room refurbished in 2017. The chalet is being sold with all contents except personal items.

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, a 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 double glazing except for the porch. half glazed wood door to;

### **ENTRANCE PORCH**

Wood windows on 2 elevations, wood half glazed door to;

### **KITCHEN**

8'6 x 6'6

Window to side and front, cream shaker style units, stainless steel sink and drainer, under counter fridge, slide in electric oven, laminate work top, vinyl floor, door to;

### **LOUNGE**

15' x 8'7

Window to front, storage heater., door to;

### **INTERNAL HALLWAY**

Overhead storage.

### **SHOWER ROOM**

5'5 x 4'4

Window to rear, w c, wash basin, panelled corner shower cubicle with electric shower, extractor, vinyl floor.

### **BEDROOM 1**

8'8 x 8'6

Window to side.

### **BEDROOM 2**

8'8 x 8'7

Window to side, built in cupboard housing pressurized hot water cylinder.

### **OUTSIDE**

Paved parking area, small storage area behind chalet.

### **COUNCIL TAX**

Band A

### **TENURE**

The chalet is offered for sale leasehold with a twenty year lease from 2013 and can be used for holiday use only. The chalet cannot be used during the last 2 weeks in January.

### **OUTGOINGS**

£1,800 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

### **VIEWING**

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

**Agents note: Contents included except personal items.**

**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. Once on the site turn right at the roundabout number 47 is a few chalets from the end.

### **MONEY LAUNDERING REGULATIONS**

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

