

**APARTMENT 3  
 1 MARINE PARADE  
 TYWYN  
 LL36 0DE**

**Offers in the region of £159,000 Share of leasehold**

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
62-81	C		75
43-62	D	55	
25-43	E		
10-25	F		
1-10	G		

England & Wales  
 EU Directive 2002/91/EC  
 www.eur-lex.europa.eu



**Spacious 2nd floor apartment with uninterrupted sea views and a balcony  
 3 bedrooms  
 Close to all amenities  
 Communal front garden, rear parking**

This 3 bedroom 2nd floor apartment is ideally located opposite the promenade with uninterrupted sea views from the front and distant hill views at the rear. Comprising communal entrance hall and staircase. Entry is to an L shaped hallway giving access to all rooms. The front facing lounge has dual aspect windows and access to the balcony spanning the width of the apartment and uninterrupted sea views. 2 double and single bedroom, bathroom and rear kitchen with views over Tywyn to the hills of the Dysynni valley at the rear reaching as far as Cader Idris in the distance. To the rear of the apartment block is parking for each owner.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

Carpeted communal entrance, stairs to 2<sup>nd</sup> floor hallway to:

### **L SHAPED HALL**

Laminate flooring.

### **LOUNGE** 13'9 x 13'3

Upvc French doors to front and access to balcony spanning the width of the apartment with galvanised railings, 2 wood single glazed windows to side, original cast iron fireplace with electric stove effect fire, tv point, laminate floor, picture rail.

### **BEDROOM 1** 13'8 x 9'5

Upvc French doors to front with uninterrupted sea views and access to balcony, original cast iron fireplace.

### **BEDROOM 2** 12'8 x 9'3

Wood single glazed window to side, original cast iron fireplace.

### **BEDROOM 3** 10' x 5'4

Wood single glazed window to rear with views of the Dysynni valley.

### **BATHROOM** 9'6 x 6'9

Wood single glazed window to side, wash basin, w c, corner bath, tiled shower cubicle with electric shower, part tiled walls, laminate floor, extractor.

### **KITCHEN** 12'1 x 9'1

Wood single glazed window to side and rear with views of Tywyn, the Dysynni valley and Cader Idris in the distance. Maple effect units, laminate work top, stainless steel sink and drainer, integral fridge, built in oven with gas hob over, extractor, part tiled walls, laminate floor, consumer unit and Alpha combi boiler located here.

### **OUTSIDE**

Communal gravel garden area at the front, private parking at the rear.

### **CELLAR STORAGE**

Accessed off the entrance hallway, each apartment owner has 1/5 share of overall storage area.

**TENURE** The property is leasehold 999 years from 29th September 2003 (979 years remaining 2023). Maintenance charge including buildings insurance and fire alarm check £40 per month. Each owner has a share in the management company.

**ASSESSMENTS** Band B

**SERVICES** Mains water, gas, electricity and main drainage are connected.

### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone 01654 710500 or email [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

### **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.









