

**FLAT 2
DOL HENDRE
TYWYN
LL36 0ST**

OIRO £82,000 LEASEHOLD

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F	49	
35-40	G		
<small>100 energy efficient - higher ratings cost less to run</small>		73	

England & Wales EU Directive 2002/91/EC



**Two bedroom first floor flat
with electric heating and upvc double glazing
Close to all amenities and within walking distance to the beach.**

This 1st floor apartment is situated in a quiet location close to the beach and all amenities. Comprising L shaped hallway, kitchen, lounge with pleasant views, 2 bedrooms and bathroom. Communal entrance hallway and stairs, bin storage and parking. Upvc double glazed with electric heating.

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.

The apartment is linked by a communal hallway to 4 apartments only.

Wood half glazed panel door to:-

L SHAPED HALL

Built in cupboard housing hot water cylinder and shelving.

KITCHEN 8'8 x 7'2

Window to front, wood effect units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, electric cooker point, part tiled walls, tiled floor.

LOUNGE 15'2 x 13'2 max

Full length window to front, window to side, storage heater.

BATHROOM 7'5' x 5'4 into recess.

Window to side, wash basin, w c, tiled shower cubicle with electric shower, heated towel rail, part tiled walls.

BEDROOM 1 12'5 x 10'6

Window to rear, storage heater.

BEDROOM 2 9'6 x 7'6 not inc entrance area.

Window to rear, storage heater.

OUTSIDE

Communal lawned area, car parking and bin storage.

ASSESSMENTS Band B

TENURE

Leasehold 99 years from 1975 (51 years remaining 2023). Service charge inc ground rent, insurance, maintenance and cleaning of communal areas is approximately £2,250 per annum.

SERVICES

Mains water, electricity and main drainage are connected. There is gas to the building.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 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.

2 Dol Hendre Tywyn, Gwynedd, LL36 0ST

Approximate Gross Internal Area
54.3 sq m / 584 sq ft

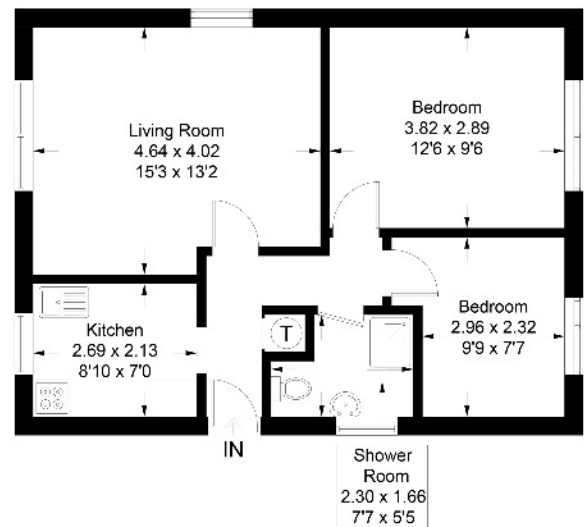


Illustration for certification purposes only, measurements are approximate, not to scale.

