

**CHALET 27
ERW PORTHOR
NR TYWYN
LL36 9HU**

£32,000 Leasehold



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

This two bedroom chalet is 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, fitted kitchen, lounge, 2 bedrooms and a shower room, with wall mounted heaters in every room, dedicated broadband and full 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' x 8'7

Upvc window on 3 sides, laminate floor, white base units with laminate work top, space for fridge freezer, wall mounted heater, insulated ceiling, door to;

Wood door to:-

KITCHEN 8'7 x 6'10

Upvc double glazed window to front, white base units with laminate work top, stainless steel sink and drainer with electric hot water heater, plumbed for washing machine, electric hob, built-in oven, vinyl floor.

LOUNGE 15'7 x 8'07

Upvc window to front and side, wall mounted heater x 2, insulated walls and ceiling.

SHOWER ROOM

Upvc window to rear, vanity wash basin with electric hot water heater, w.c, shower cubicle with electric shower, extractor, wall mounted fan heater, vinyl floor.

BEDROOM 1 8'11 x 8'8

Upvc window to side, insulated walls, wall mounted heater, extractor.

BEDROOM 2 8'10 x 8'8

Upvc double glazed window to side, wall mounted heater.

FRONT

Laid to lawn with mature shrubs and trees, parking for 1 vehicle, path to front door.

REAR Concrete storage area with space for storage box.

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

OUTGOINGS £2,500 approximately per annum for ground rent, maintenance of communal grounds, water and insurance. BT Broadband to the chalet

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

Agents note; fridge freezer, washing machine, blinds and carpets are included in the sale. The chalet cannot be used during the month of January.

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.

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.

