

**CHALET 53
ERW PORTHOR
NR TYWYN
LL36 9HU**

Price £25,000 Leasehold



**Two bedroom chalet
Situated just outside Tywyn and Aberdovey.
Lovely rural views**

Two bedroom chalet situated on this rural 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 scenery of the Snowdonia National Park. Comprising a kitchen, lounge, 2 double bedrooms and bathroom. This chalet is situated on the flat with communal parking adjacent. This chalet has been owned and enjoyed by the same family for many years. It has partial upvc double glazing, was re roofed in 2013 and would benefit from updating.

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.

Upvc double glazed the accommodation comprises half glazed door to;

KITCHEN 8'6 x 6'7

Wood single glazed window to front and side, half glazed door, pine units, laminate work top, electric cooker point, space for under counter fridge, stainless steel sink and drainer, vinyl floor, open to;

LOUNGE 15'7 x 8'6

Wood single glazed picture window to front with pleasant views.

Door to internal hallway with overhead storage.

BATHROOM 5'6 x 4'5

Upvc window to rear, vinyl floor, bath, w c, compact wash basin.

BEDROOM 1 8'9 x 8'6

Upvc window to side.

BEDROOM 2 8'9 x 8'7

Upvc window to side, built in cupboard housing hot water cylinder, wall mounted heater.

OUTSIDE

Steps to small decked area with room for bench, access to communal parking.

TENURE The chalet is offered for sale leasehold with a twenty one year lease from 2013 and can be used for holiday use only.

Agents note: Contents included.

OUTGOINGS In the region of £2,512 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@welshpropertieservices.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. Once on site turn right at the roundabout and this chalet is located on the right.

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.

