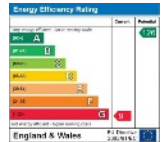


**CHALET 20
ERW PORTHOR
NR TYWYN
LL36 9HU**

Price £29,950 Leasehold



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

Two bedroom cedar wood chalet situated on this exclusive site surrounded by breathtaking countryside. Just 3 miles from 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 well fitted kitchen, lounge/diner, 2 double bedrooms and shower room. With private garden area at the rear.

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 4 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 half glazed door to;

KITCHEN 8'8 x 6'6

Upvc window to side and front, base units, matching wall cupboards, laminate work top, electric cooker point, part tiled walls, space for under counter fridge, stainless steel sink and drainer, vinyl floor.

LOUNGE 15' 7 x 8'8

Upvc picture window to front.

Door to small hallway with overhead storage.

BEDROOM 1 8'8 x 8'6

Upvc window to side.

BEDROOM 2 8'8 x 8'6

Upvc window to side, hot water cylinder accommodating shower wash basin and kitchen sink.

SHOWER ROOM 5'6 x 4'4

Upvc window to rear, w.c, wash basin, shower with curtain and Redring electric shower, tiled walls, vinyl floor.

OUTSIDE

Communal parking, private garden area to rear and side with decked terrace.

TENURE The chalet is offered for sale leasehold with a 21 year lease from 2013.

Agents note: Most contents included in the sale. Or subject to separate negotiation?

OUTGOINGS £2,512 approximately 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

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.

MONEY LAUNDERING REGULATIONS

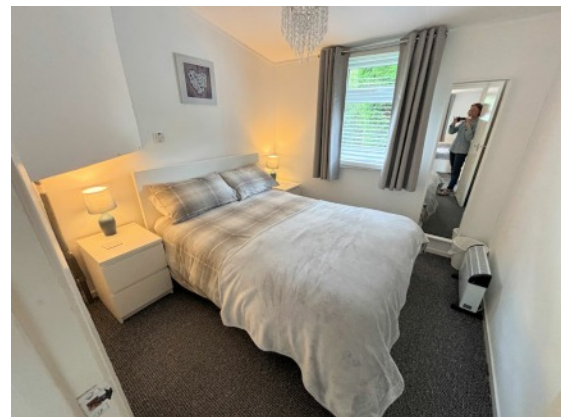
You will need to provide identity evidence in the form of passport/driving licence or utility bill with the mpan number visible on putting forward an offer.

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.



Chalet 20, Erw Porthor Tywyn, Gwynedd, LL36 9HU

Approximate Gross Internal Area = 38.3 sq m / 412 sq ft

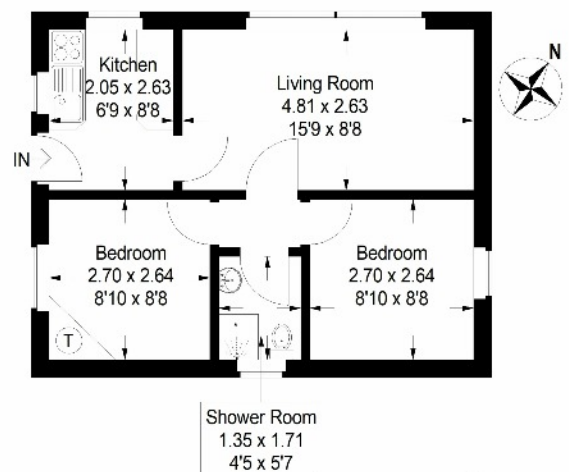


Illustration for identification purposes only, measurements are approximate, not to scale

