

**CHALET 44  
ERW PORTHOR  
NR TYWYN**

**Price £35,000 Leasehold**



**Well presented two bedroom chalet  
With lovely views of the valley and distant sea views from the lounge and decking  
Situated just outside Tywyn and Aberdovey.  
Most contents included in sale**

This well presented and maintained two bedroom chalet is situated in a slightly elevated position on this secluded site surrounded by breathtaking countryside. Located between Tywyn and Aberdovey, Erw Porthor chalet park is small, quiet and the perfect place for bird watchers or those just wanting to enjoy the beautiful countryside of the Snowdonia National Park. Comprising a contemporary kitchen, living/dining area, 2 bedrooms and a shower room. Fully upvc double glazed. This chalet has been partially adapted for wheelchair use with ramped access, larger doorway to hall and the shower room has been enlarged to allow wheelchair access for showering including a lower sink.

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 half glazed door to;

**KITCHEN** 8'6 x 6'7

Window to front and side, pine units, laminate work top, electric cooker, space for under counter fridge, stainless steel sink and drainer, laminate floor, open to;

**LOUNGE** 15'7 x 8'6

Picture window to front with distant sea views, wall mounted heater.

Door to internal hallway with overhead storage.

**SHOWER ROOM** 7'4 x 5'4 max

Window to rear, tiled walls and floor, wash basin, w c, large walk in cubicle with electric shower and curtain, heated towel rail.

**BEDROOM 1** 8'11 x 8'8

Window to side.

**BEDROOM 2** 8'7 x 5'7 not inc entrance hall.

Window to side, compact hot water heater located here.

**OUTSIDE**

Accessed via a concrete ramp from the communal parking area, enclosed decked terrace.

**TENURE** The chalet is offered for sale leasehold with a 21 year lease from 2013. The site owners are offering a new 21 year lease for a further cost.

**Agents note: Most contents included in the sale.**

**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. [info@welshpropertyservices.com](mailto:info@welshpropertyservices.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 the site turn right at the entrance and drive to the far end, this chalet is situated on the right.

**MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**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.

