



## Morannedd

Ref: 5671036

Morannedd Pier Road, Tywyn, LL36 0AL

Freehold: £610,000

Residential (C3) dwelling house

Set up as 6 self contained apartments

May suit change of use to C2 care

Located near Snowdonia National Park

Plot size 0.45 acres

EPC D



Christie & Co are delighted to offer this very well presented residential property consisting of six self contained apartments to the market. The property will likely appeal to developers, holiday letting providers or specialist care providers as it may suit change of use to C2 for complex care or as a whole house for LD or MH purposes. The property is currently vacant, and will require refurbishment and upgrading and offers would be invited on an unconditional basis.

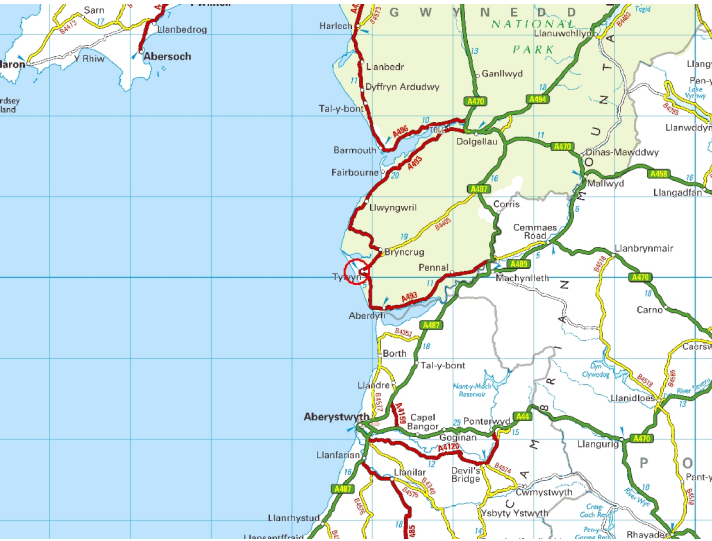
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### Location

The property benefits from a stunning coastal location on the north west coast of Wales on the edge of the town of Tywyn.

Tywyn is a coastal and Victorian resort town in southern Snowdonia, overlooking the Snowdonia Mountains and on the Cardigan Bay coast of southern Gwynedd, Wales. Tywyn has ample local amenities and is serviced by Tywyn Hospital, which is located less than a mile from the home.

The main routes from Tywyn are A493, A487 and A470 which connect to main motorways like the M56 and M6 leading to the nearest major cities. Wrexham is approximately 67miles away, with Chester circa 65 miles and Liverpool circa 87 miles.



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### Covenant Information

The property is sold on a freehold basis.

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### Description

Morannedd is a substantial property located on Pier Road in Tywyn, a picturesque coastal town in southern Gwynedd, Wales. The property is currently set up as six self-contained apartments, offering a versatile investment opportunity. It may also be suitable for a change of use to C2 care, subject to the necessary planning permissions. Our client has had plans drawn up for conversion into 5 self contained apartments for use as specialist care, which can be shared to interested parties if required.

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### External Details

The property sits on a generous plot of 0.45 acres, with paved areas and gardens surrounding it on all sides. There is also ample tarmacked drive area with space to park 5-6 cars comfortably.

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### Tenure

The property is available with immediate vacant possession and we are seeking unconditional offers in the region of £610,000

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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