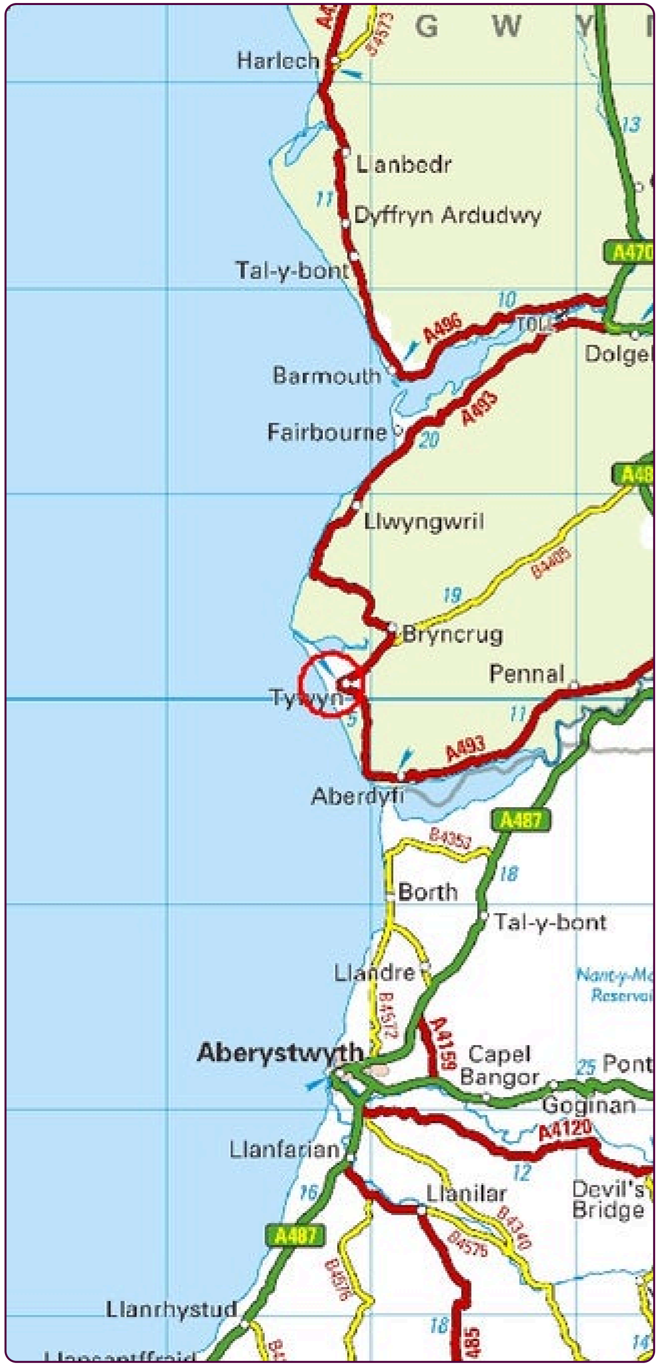
Morannedd

- 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
- Energy Rating D

Morannedd Pier Road, Tywyn, LL36 0AL

Freehold: £495,000

Ref: 5671036



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.

THE OPPORTUNITY

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.

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.

INTERNAL DETAILS

The property is currently configured as six self-contained apartments.

Ground Floor
Entrance Hall: Central access point leading to individual apartment entrances.
Apartments: Typically include a living area, kitchen, bedroom(s), and bathroom.

First Floor
Apartments: Similar layout to the ground floor, with living areas, kitchens, bedrooms, and bathrooms.

Second Floor
Apartments: Layout consistent with the lower floors, featuring living areas, kitchens, bedrooms, and bathrooms.

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 five-six cars comfortably.

TERMS

The property is available with immediate vacant possession, and we are seeking offers on a guide price of £495,000 for the freehold interest.

The Buyer will on completion of the sale be required to enter into an election under Section 198 of the Capital Allowances Act apportioning £1.00 of the sale price to each of integral features and plant and machinery at the Property.

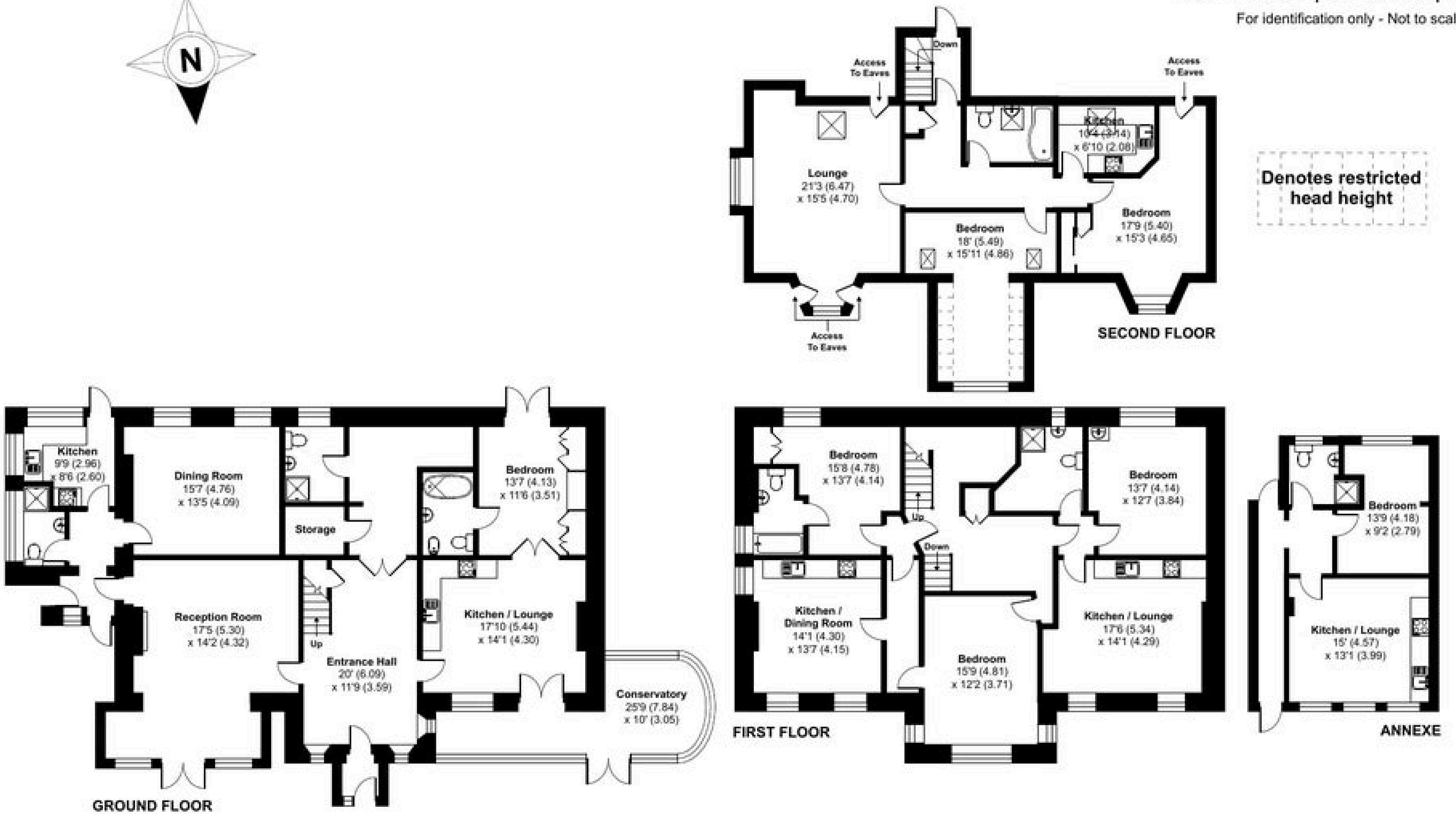
COVENANT INFORMATION

The property is sold on a freehold basis.

Morannedd, Pier Road, Tywyn, LL36

Approximate Area = 4470 sq ft / 415.3 sq m
Limited Use Area = 34 sq ft / 3.2 sq m
Annexe = 478 sq ft / 44.4 sq m
Total = 4982 sq ft / 462.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1303621

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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