

**1 CORBETT
CLOSE
TYWYN
LL36 0BL**

**£99,000
share of freehold**



**Well presented 2 bedroom ground floor flat
Situating close to the beach and promenade and within walking distance to all amenities
999 year lease**

This well presented spacious ground floor flat is situated in a quiet residential area close to all amenities including railway station, shops, promenade and beach. With distant partial sea views the flat comprises an entrance lobby leading to galley kitchen, 2 bedrooms, wet room shower, lounge /diner with sliding doors to communal garden. The flat has recently been redecorated and carpeted.

The apartment is 1 of 4 situated on a large plot. There is copious on street parking located nearby.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

Upvc double glazed with gas central heating, the property comprises upvc half glazed door to;

LOBBY 1.96 x 1.35

Built in cupboard housing electric meter and fuse board open to L shaped hallway.

KITCHEN 2.89 x 2.09

Window to front, white units, laminate work top, stainless steel sink and drainer, plumbed for washing machine, free standing gas oven with filter extractor over, part tiled walls, tiled floor. Worcester Bosch combi boiler located here.

LOUNGE 3.79 x 2.99

Patio doors leading into garden, paved terrace.

BEDROOM 1 3.89 x 3.12

Window to front.

BEDROOM 2 2.20 x 2.69

Window to rear.

SHOWER ROOM 2.67 x 2.11

Obscured window to rear, wet room with electric shower, half panelled walls, w c and wash basin, extractor, heated towel rail, wall mounted fan heater.

OUTSIDE

Partially enclosed communal lawn to rear, open plan lawn to front and side.

ASSESSMENTS Band A

TENURE Leasehold 999 years. All owners share the freehold and are directors of Ty Mon managment company with £180 payable quaterly by each apartment owner for grass cutting, buildings insurance, maintenance and accountancy.

SERVICES

Mains water, electricity, gas and main drainage are connected.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or email: Info@welshpropertyservices.com

WHAT3WORDS: sake.battling.skim

MONEY LAUNDERING REGULATIONS

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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

floorplan



