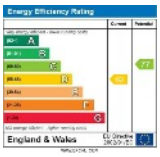
Welsh Property Services
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FLAT 1, 3 MAESNEWYDD
OFF PIER ROAD
TYWYN
LL36 0AN



£99,000
Share of freehold



2 bedroom ground floor apartment
Situated close to all amenities
and a short walk to the promenade and beach.

This two bedroom ground floor apartment is situated in a quiet residential area close to all amenities including railway station, shops, promenade and beach. Comprising hallway leading to lounge / diner, contemporary kitchen, shower room and 2 bedrooms. It would make an ideal investment for rental purposes, holiday home or permanent residence as it currently is. The property has the benefit of gas central heating and upvc double glazing. The apartment is one of three with each of the owners having a third share of the freehold.

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 wood effect door to:

COMMUNAL ENTRANCE HALLWAY
Tiled floor, fire alarm system, staircase. Door to:

HALLWAY
Entry phone, under stairs cupboard 1.52 deep with light.

LOUNGE 3.96 x 3.35 into recess.
Bay window to front, composite fireplace with gas flame effect fire, tv, sky and telephone point, consumer unit located here.

KITCHEN 3.65 x 2.13
Window to rear, contemporary units with laminate work top, stainless steel sink and drainer,induction hob with filtered extractor over, built-in oven, space for under counter fridge and freezer, plumbed for washing machine, space for tumble drier, vinyl floor, Worcester combi boiler located here.

SHOWER ROOM 2.43` x 1.21
Large shower cubicle, vanity wash basin, w.c, fully tiled walls, vinyl floor, chrome towel rail, extractor fan.

BEDROOM 1 3.35 x 2.74
Windows to side and rear.

BEDROOM 2 2.43 x 1.82
Suitable for a single bed only, window to side.

OUTSIDE
Parking for one vehicle per apartment and turning space only.

ASSESSMENTS Band A

TENURE Freehold with future maintenance of building shared with the other two apartment owners.

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

WHAT3WORDS: UPWARDLY.DECKING.GENTLY

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.

































