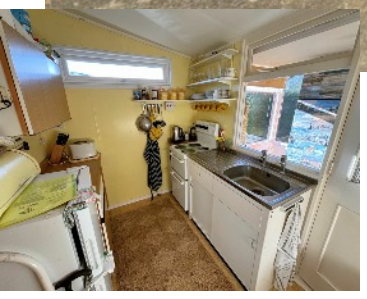
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com

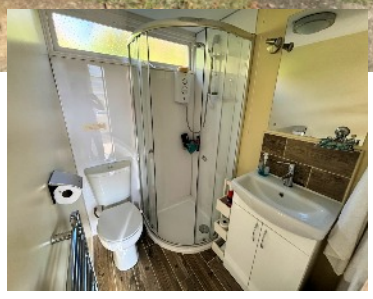
CHALET 42
ERW PORTHOR
NR TYWYN
LL36 9HU

£45,000 Leasehold











2 double bedroom chalet - Front terrace
Purchase price includes newly extended lease (21 years) in addition to current 8 year lease (2026)
With distant sea and rural views.

This 2 bedroom chalet, situated in a slightly elevated position just off the communal parking are, offers lovely sea and rural views. Comprising entrance porch used as a place to hang coats plus useful storage, kitchen, lounge / diner, shower room and 2 double bedrooms. With a paved front terrace and room for a bench plus table and chairs and lovely rural views. With part upvc double glazing. The chalet is being sold fully furnished except for some personal items and with a further 21 year lease.

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, a 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 double glazing throughout which was newly fitted in 2021. Half glazed door to;

ENTRANCE LOBBY 2.70 x 1.45
Windows on 2 elevations, vinyl flooring.

KITCHEN 2.43 x 2.13
Upvc window to front, timber window to side, base and wall units, laminate work top, stainless steel sink and drainer, electric oven, fridge, vinyl flooring.

LOUNGE 4.57 x 2.43
Upvc window to front, storage heater.

INTERNAL HALLWAY
Overhead storage.

SHOWER ROOM 1.52 x 1.21
Timber window to rear, w c, vanity wash basin, panelled corner shower cubicle with glass screen plus electric shower, electric towel rail, tiled flooring.

BEDROOM 1 2.43 x 2.43
Upvc window to side.

BEDROOM 2 2.43 x 2.43
Upvc window to side, water heater.

OUTSIDE
Paved terrace to front, storage under the right hand side of the chalet accessible by by small door.

COUNCIL TAX Band A

TENURE The chalet is offered for sale leasehold with a newly extended lease of 21 years in addition to the current lease of 8 years (2026) and cannot be used from the period of 15th January to the 15th February.

OUTGOINGS £2517.99 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

WHAT3WORDS:LISTENING.RECEPTION.PRINTERS

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL369AE. Tel:01654710500info@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 left at the roundabout and park in the lay by, the chalet is adjacent to this.

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.



