

**CHALET 56
ERW PORTHOR
NR TYWYN
LL36 9HU**

PRICE £40,000



**Two bedroom chalet situated on the flat
Private parking - lovely rural views
Previously a successful holiday let.**

This well presented 2 bedroom chalet is ideally located on the flat with private parking directly beside it. With entrance conservatory/diner leading to a well fitted kitchen, lounge, bathroom and 2 double bedrooms. Outside there is use of a private garden area and patio with rural views. This chalet has previously been a successful holiday let.

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, 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 half glazed door to;

ENTRANCE CONSERVATORY 11'7 x 8'2

Windows on 3 elevations, half glazed door to rear, wall mounted heater, vinyl floor.

KITCHEN 8'6 x 6'6

Windows to side and rear with hillside views, cream units with laminate work top, stainless steel sink and drainer, space for fridge, electric hob, built-in oven, part tiled walls, vinyl floor.

LOUNGE 15' x 8'7

Window to rear with rural hillside view, vinyl floor, wall mounted heater, door to:

INTERNAL HALLWAY

Overhead storage.

BATHROOM 5'5 x 4'4

Window to front, w c, wash basin, bath with electric shower and curtain over, part tiled walls, vinyl floor

BEDROOM 1 8'8 x 8'6

Window to side, wall mounted heater.

BEDROOM 2 8'8 x 8'7

Window to side, fitted wardrobe with overhead storage, hot water cylinder located here.

OUTSIDE

Paved parking area, rear patio.

COUNCIL TAX Band A

TENURE The chalet is offered for sale leasehold with a twenty year lease from 2013 and can be used for holiday use only. The chalet cannot be used in the last 2 weeks in January. There is the option to purchase a further 21 year lease.

OUTGOINGS £2,354.07 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

Contents available for separate negotiation.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710 500 info@welshpropertyservices.com

WHAT3WORDS: starter.store.series

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 right at the roundabout and half way down on the right hand side you will see the chalet..

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.

