Welsh Property Services
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CHALET 11
ERW PORTHOR
NR TYWYN
LL36 9HU

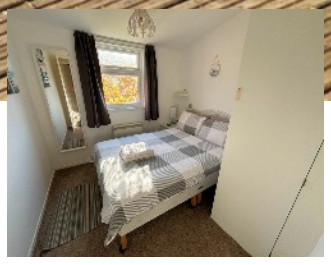
Price £55,000 Leasehold











Well presented 2 double bedroom chalet
2 decked terraces and rear storage area
Most contents included - Currently let on a turn key basis.

This well presented 2 bedroom chalet is situated on the flat with easy access from the communal parking area. Comprising entrance porch used as a dining room, kitchen, lounge, shower room and 2 double bedrooms. With the benefit of 2 decked terraces the upper with lovely rural views plus a storage area behind the chalet. Being sold fully furnished except for some personal items and with a 16 year lease (2026). Currently used as a successful holiday let providing turnkey capability to the new owners.

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 CONSERVATORY 2.74 x 1.82
Windows on 3 elevations, vinyl flooring.

KITCHEN 2.43 x 2.13
Window to side and front, base and wall units, laminate work top, stainless steel sink and drainer, electric oven, under counter fridge and freezer,part tiled walls, vinyl flooring, storage heater.

LOUNGE 4.57 x 2.43
Window to front, storage heater.

INTERNAL HALLWAY
Overhead storage.

SHOWER ROOM 1.52 x 1.21
Window to rear, w c, vanity wash basin, shower cubicle with glass screen and curtain plus electric shower, tiled walls, vinyl flooring.

BEDROOM 1 2.43 x 2.43
Window to side, built-in cupboard housing hot water cylinder and storage, double bed, wardrobe, storage heater.

BEDROOM 2 2.43 x 2.43
Window to side.

OUTSIDE
Decked terrace to front, rear gravel storage, non slip steps to elevated decked terrace with solar lighting.

COUNCIL TAX Band A

TENURE The chalet is offered for sale leasehold with a lease of 21 years from 2021 and can be used for holiday use only. The chalet cannot be used during the last 2 weeks in January.

OUTGOINGS £1,800 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

WHAT3WORDS:WOVE.GOLDEN.SEARCH

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.



