Welsh Property Services
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CHALET 5
BRYN Y MOR
TYWYN
LL36 0AD

PRICE £44,950
LEASEHOLD









Two bedroom refurbished detached chalet situated on this small exclusive site just off the promenade and within walking distance to the town centre and mainline railway.
Currently a successful holiday let

This detached two bedroom chalet is situated on a small chalet park just a short walk to the pedestrian only promenade and beach and within easy walking distance to the town centre and all amenities. Refurbished since 2019 to include new windows and door (2022), contemporary kitchen, flooring and shower room (2020).
Currently a successful holiday letting business through airbnb and booking.com. The vendors are willing to sell the business and its website if desired including all contents.

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.

The accommodation comprises upvc half glazed door to :-

KITCHEN 8`7 x 6` 10
Upvc window to front and side, contemporary gloss units, laminate work top, composite sink and drainer, ceramic space saving hob, built in oven with carbon filter extractor over, part tiled walls, tiled floor. Open to;

LOUNGE 15`7 x 8`9
Upvc picture window to front, wall mounted panel heater, Karndean flooring.

Inner hall with Karndean flooring and storage above bathroom, access to:-

SHOWER ROOM 5'6 x 4'5
Upvc window with frosted glass to rear, vanity wash basin, corner shower cubicle with electric shower, w c, tiled walls and floor.

BEDROOM 1 8`11 x 8`9
Upvc window to side, wall mounted heater, tiled floor.

BEDROOM 2 8`10 x 8`8
Upvc window to side, wall mounted heater, tiled floor, built in cupboard housing hot water cylinder with storage below.

OUTSIDE Paved sunny terrace, communal parking.

ASSESSMENTS Band A

TENURE
The property is Leasehold. 50 years from March 1995, 19 years remaining (2026). Charges per annum £2450 approximately which includes maintenance, ground rent, water and sewerage charge. The chalet cannot be used during the month of November.

SERVICES
Mains water, electricity and main drainage are connected.

VIEWING
By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE.
Tel - 710500. Email - info@welshpropertyservices.com

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.





