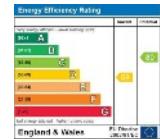


**FLAT 4  
 TY HELYG  
 TYWYN  
 LL36 0TD**

**Price £76,000 Leasehold**



**Two bedroom first floor flat  
 with electric heating and double glazing  
 Close to all amenities and within walking distance to the beach  
 Would benefit from some modernisation.**

This 1st floor apartment is situated in a quiet location close to the beach and all amenities. Comprising L shaped hallway, kitchen, lounge / diner, 2 bedrooms and bathroom. Communal entrance hallway and stairs, bin storage and parking. Double glazed with electric heating.

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 apartment is linked by a communal hallway to 4 apartments only.

Fire door to:-

#### **L SHAPED HALL**

Consumer unit, built in cupboard housing hot water cylinder and shelving, access to loft.

#### **KITCHEN** 2.69 x 2.17

Upvc window to front base units, laminate work top, stainless steel sink and drainer, electric oven point, , space for under counter fridge, part tiled walls.

#### **LOUNGE** 4.65 x 4.03

Upvc full length window to front, 2 wall mounted panel heaters, hatch to kitchen, timber clad ceiling, brick decorative fireplace.

#### **BATHROOM** 2.45 x 1.71 into recess

Upvc window to side, wash basin, w c, bath with shower head handset, wall mounted fan heater, part tiled walls..

#### **BEDROOM 1** 3.46 x 3.25

Upvc window to rear, wall mounted panel heater.

#### **BEDROOM 2** 2.96 x 2.21 not inc entrance area.

Upvc window to rear, wall mounted panel heater.

#### **OUTSIDE FRONT**

Communal parking.

#### **OUTSIDE REAR**

Communal lawn, bin storage.

#### **ASSESSMENTS** Band B

#### **TENURE**

Leasehold 99 years from 1981 (55 years remaining 2025.) Service charge inc ground rent, insurance, maintenance and cleaning of communal areas is approximately £1100 per annum.

#### **SERVICES**

Mains water, electricity and main drainage are connected.

#### **WHAT3WORDS: basis.professes.icons**

**VIEWING** By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 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.

