

**CHALET 60  
ERW PORTHOR  
NR TYWYN  
LL36 9HU**  
**Price £45,000 Leasehold**



**Well presented contemporary two bedroom chalet  
With lovely rural views  
Situated just outside Tywyn and Aberdovey.**



This well presented chalet is situated in a private location on this secluded site surrounded by breathtaking countryside. Located between Tywyn and Aberdovey, Erw Porthor chalet park is small, quiet and the perfect place for bird watchers or those just wanting to enjoy the beautiful countryside of the Snowdonia National Park. Comprising entrance conservatory leading to open plan living area and kitchen with lovely views, 2 double bedrooms and bathroom. Upvc double glazed throughout with wall mounted electric heaters.

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 upvc half glazed door to:

**CONSERVATORY** 3.11 x 2.68  
Windows on 2 elevations, storage heater. Door to:

**OPEN PLAN LIVING AREA AND KITCHEN** 6.94 x 2.64  
2 x windows to rear, contemporary units, laminate worktop and floor to kitchen area, composite sink and drainer, built in oven, ceramic hob, breakfast bar with space for under counter fridge and freezer.  
Carpeted to lounge area.

Door to internal hallway with overhead storage and wall mounted heater.

**BATHROOM** 2.25 x 1.65  
Window to front, panelled walls, vinyl floor, wash basin, w c, bath with electric shower over and curtain.

**BEDROOM 1** 2.44 x 2.43  
Window to side, 3 panelled feature walls.

**BEDROOM 2** 2.44 x 2.43  
Fitted cupboard housing hot water cylinder plus overhead storage.

**OUTSIDE**  
Paved parking area for 1 vehicle and path to chalet.

**TENURE** The chalet is offered for sale leasehold with a 21 year lease from 2013. The site owners are offering a new 21 year lease for a further cost.

**Agents note: Most contents negotiable separately.**

**OUTGOINGS** £2,512 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

**COUNCIL TAX** Band A

**WHAT3WORDS:** washing.ombudsman.uttering

**VIEWING** By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710 500. [info@welshpropertyservices.com](mailto:info@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 right at the entrance and drive halfway this chalet is situated on the right.

### **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.

