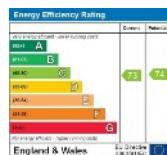


**1A CORBETT CLOSE  
TYWYN  
LL36 0BL**

**PRICE £99,950 Share of freehold**



**Well presented spacious 1 bedroom 1st floor flat  
Situated close to the beach and promenade and within walking distance to all amenities  
999 year lease pending**

This well presented spacious 1<sup>st</sup> floor flat is situated in a quiet residential area close to all amenities including railway station, shops, promenade and beach. With distant partial sea views the flat comprises an entrance lobby leading to galley kitchen, large bedroom, shower room and generous lounge / diner with distant sea view from the bay window and access to a shared balcony. The apartment is 1 of 4 situated on a large plot. There is copious on street parking located nearby.

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.

Upvc double glazed with gas central heating, the property comprises communal external staircase to landing area with access to flats 1 and 3A only, upvc half glazed door to;

#### **LOBBY** 1.96 x 1.35

Laminate floor, built in cupboard housing electric meter and fuse board, half glazed door to;

#### **L SHAPED HALLWAY**

Laminate floor, access to loft.

#### **KITCHEN** 2.89 x 2.09

Window to front, cream units, laminate work top, stainless steel sink and drainer, integral fridge and freezer, plumbed for washing machine, built in oven with filter extractor over, ceramic hob, part tiled walls, laminate floor.

#### **LOUNGE** 5.31 x 3.46

Bay window to rear with distant partial sea view and deep sill, obscured glazed window to side with access to shared balcony, part panelled wall, laminate floor, tv and telephone point, built in cupboard housing Ideal Logic combi boiler.

#### **BEDROOM** 3.89 x 3.12

Bay window to front with deep sill, laminate floor, built in mirrored wardrobes spanning one wall.

#### **SHOWER ROOM** 2.67 x 2.11

Obscured window to rear, tiled corner shower, vanity w c and wash basin, extractor, laminate floor, part tiled walls.

#### **OUTSIDE**

Partially enclosed communal lawn to rear, open plan lawn to front and side.

#### **ASSESSMENTS** Band A

**TENURE** Leasehold 999 years pending All owners share the freehold and are directors of Ty Mon management company with £180 payable quarterly by each apartment owner for grass cutting, buildings insurance and accountancy.

#### **SERVICES**

Mains water, electricity, gas and main drainage are connected.

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





