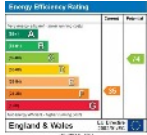


**6 TY CEREDIG  
TYWYN  
LL36 0BG**

**PRICE £115,000  
Share of freehold**



**Well presented 2 bedroom 1st floor apartment  
Situated close to the beach and promenade and within walking distance to all amenities  
Long lease.**

This well presented 1st floor apartment is situated in a quiet residential area close to all amenities including railway station, shops, promenade and beach. Comprising a generous living area with access to a private balcony, well fitted kitchen; bathroom and 2 double bedrooms. With upvc double glazed windows and electric heating. Ty Ceredig is a well maintained private block of apartments which cannot be rented out. Each owner has a share of the freehold.

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.

External staircase to private balcony, upvc half glazed door to:

#### LOBBY

Electric consumer unit located here, door to;

#### LOUNGE / DINER 7.38 x 3.54

Window to front and rear, glazed door to private balcony, storage heater, wall mounted panel heater, decorative fireplace.

#### KITCHEN 2.90 x 1.90

Window to front, base and wall units, laminate work top, stainless steel sink, space for slide in oven with glass splashback and filtered extractor over, plumber dor washing machine, tiled floor, part tiled walls.

Off lounge door to;

#### INTERNAL HALLWAY

Built in utility cupboard currently housing fridge freezer, hot water tank located here, storage heater.

#### BATHROOM 1.90 x 1.68

Window to rear, w c, wash basin, bath with electric shower over and glass screen, vinyl floor, part tiled part panelled wall.

#### BEDROOM 1 3.75 x 2.69

Window to front, built in wardrobe, wall mounted panel heater.

#### BEDROOM 2 2.73 x 2.49

Window to rear, built in wardrobe, wall mounted panel heater.

#### OUTSIDE

Grassed communal grounds with mature shrubs and trees, storage cupboard, electric meter located here.

#### ASSESSMENTS Band A

TENURE 952 year lease from 4<sup>th</sup> April 2008. Annual charge approximately £960 per annum payable half yearly which includes ground rent, buildings insurance and maintenance of the building and grounds.

#### SERVICES

Mains water, electricity and main drainage are connected.

#### WHAT3WORDS: prouder.shells.raft

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.





