Welsh Property Services
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7 TY MERION
TYWYN
LL36 0BH

£140,000





Immaculately presented - refurbished 2 bedroom 2nd floor apartment
Situated close to the beach and promenade and within walking distance to all amenities
Distant sea and hillside views from most windows and balcony.
Ideal for 1st time buyers

This immaculately presented 2nd floor apartment is situated in a quiet residential area close to all amenities including railway station, shops, promenade and beach. With stunning views across sea, coast and Welsh hills. Each owner has a share of the freehold and self managed by the owners and the local Dolphin Tywyn Limited management company. Comprising an open plan living area, contemporary kitchen and shower room plus separate w c and 2 bedrooms. With upvc double glazed windows and electric heating. The apartment was refurbished in 2022. Ty Meirion is a well maintained private block of apartments which cannot be rented out privately.

The Dolphin management company have recently replaced the communal front door, lantern roof and upgraded the fire alarm system.

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 door to communal entrance with post boxes, stairs to:

L SHAPED HALLWAY
Electric consumer unit, laminate floor.

WALK IN UTILITY CUPBOARD
Plumbed for washing machine, space for tumble drier, hanging rail, instant hot water heater located here, vinyl floor.

LOUNGE 4.94 x 4.34
Sliding door to front with access to balcony, window to side, laminate floor, wall mounted heater, open to;

KITCHEN 2.94 x 1.90
Window to side Wren units, laminate work top, composite sink and drainer, induction hob, built in oven, space for fridge and freezer, part tiled walls, vinyl floor.

SHOWER ROOM 2.25 x 1.95
Window to side, corner shower cubicle with electric shower, vanity wash basin, heated towel rail, vinyl floor, tiled walls, extractor light.

SEPARATE W.C
W c, compact wash basin, extractor, vinyl floor, part tiled walls.

BEDROOM 1 4.34 x 2.72
Window to rear, wall mounted heater, laminate floor.

BEDROOM 2 3.25 x 2.13
Window to rear, wall mounted heater, laminate floor.

OUTSIDE
Grassed communal grounds with mature shrubs and trees, bin storage area.

ASSESSMENTS Band A

TENURE 999 year lease from 1968. Annual charge approximately £960 per annum payable month;y or half yearly which includes ground rent, buildings insurance and maintenance of the building and grounds.

SERVICES
Mains water, electricity and main drainage are connected.

Agents note;most contents available for separate negotiaton

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500 or email: Info@welshpropertyservices.com

WHAT3WORDS:sand.storming.pigs

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.

floorplan

































