

**11 GLAN Y MOR  
TYWYN  
LL36 0DG**

**£122,950 LEASEHOLD**



**Well presented 2 bedroom sea front maisonette  
Front and rear balcony both with sea views  
Upvc double glazing  
off road parking  
Contents included**

This well presented open plan 2 bedroom maisonette is ideally located directly opposite the promenade and beach yet within easy walking distance to the town centre, railway station and all amenities. With the benefit of upvc double glazing, front and rear balcony and designated car parking space plus additional private car parking at the rear. It enjoys good sea views from the lounge, kitchen, main bedroom and bathroom.

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 Talylyn 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 property comprises upvc door and glazed side panels to;

**OPEN PLAN LOUNGE/DINER** 24'8 x 11'7

Glazed door and side panels to rear decked balcony with room for bistro table and chairs, open tread staircase, open to;

**KITCHEN** 9'6 x 5'8

Window to side with sea views, white units, laminate work top, part tiled walls, vinyl floor, electric cooker, plumbed for washing machine, stainless steel sink and drainer, electric consumer unit and meter located here.

Open stairs to 1<sup>st</sup> floor landing with access to loft.

**BEDROOM 1** 14' x 8'3 not inc recessed cupboard.

Window to front with sea views.

**BEDROOM 2** 9'9 x 8'3

Window to rear, built-in cupboard.

**BATHROOM** 10'9 x 5'7 inc built-in airing cupboard housing lagged hot water cylinder and shelving, window to side with sea views, bath with electric shower over and curtain, wash basin, w c, part timber panelled and part tiled walls, heated towel rail, extractor.

**OUTSIDE**

Balcony to front and rear, bin area, private car parking area plus a large private car park at the rear.

**ASSESSMENTS** Band A

**TENURE**

Leasehold 999 years from September 1974. Service charge inc ground rent, insurance, maintenance and cleaning of communal areas is approximately £1000.00 per annum paid half yearly.

**Agents note: this property cannot be used as a holiday let. All contents are included in the sale except for personal items.**

**SERVICES**

Mains water, electricity and main drainage are connected.

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

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

**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.

All Floor Plans are for illustration of the arrangement of rooms only. They are not to scale and thus they are often displayed in quite a small scale; some elements of our plans may be simplified with unnecessary details eliminated. No responsibility is taken for any error, omission, miss-statement or use of data shown





