

**FLAT 2
HELARD HOUSE
TYWYN
LL36 0DB
OIRO £79,950 LEASEHOLD**



**South West facing two bedroom first floor flat
with electric heating and double glazing
Close to all amenities and within walking distance to the beach.**

This 1st floor apartment is situated in a quiet location close to the beach and all amenities. Comprising L shaped hallway, kitchen, lounge with pleasant views towards the sea, 2 bedrooms and bathroom. Communal entrance hallway and stairs, bin storage and parking. Double glazed with electric heating.

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.

The apartment is linked by a communal hallway to 4 apartments only.

Wood door to:-

L SHAPED HALL

Storage heater, consumer unit, built in cupboard housing hot water cylinder and shelving, access to loft.

KITCHEN

8'8 x 7'2

Window to front base and wall units, laminate work top, stainless steel sink and drainer, electric oven point, , space for under counter fridge, plumbed for washing machine, part tiled walls.

LOUNGE

15'2 x 13'3 max

Picture window to front, storage heater.

BATHROOM

8' x 5'4 into recess.

Window to side, wash basin, w c, bath with electric shower and curtain, vinyl floor, heated towel rail.

BEDROOM 1

12'5x 10'6 inc built in wardrobe.

Window to rear, built in double wardrobe.

BEDROOM 2

9'6 x 7'2 not inc entrance area.

Window to rear.

OUTSIDE FRONT

South West facing communal lawned area.

OUTSIDE REAR

Communal parking, bin storage.

ASSESSMENTS

Band B

TENURE

Leasehold 99 years from 1984 (60 years remaining 2023.) Service charge inc ground rent, insurance, maintenance and cleaning of communal areas is approximately £1,300 per annum.

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.

