

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

**£115,000 LEASEHOLD**

Energy Efficiency Rating		Current	Potential
80+	A		
69-79	B		
55-68	C		B0
45-54	D		
35-44	E		
21-34	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC  
www.epcreg.com



**Well presented 2 bedroom sea front maisonette  
Front and rear balcony both with sea views  
Upvc double glazing  
Off road parking  
Chain free**

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, eco electric heaters, front and rear balcony and designated car parking space plus additional private car parking at the rear. It enjoys great sea views from the lounge, kitchen and main bedroom. With electric heating provided by Havilland Eco-radiators.

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 property comprises upvc French door and glazed side panels to;

**DINING AREA** 12'7 x 11'8

Tiled floor, wall mounted eco heater, open to;

**LOUNGE** 12'6 x 11'8

Glazed door to rear balcony with sea views, under stairs cupboard, wall mounted eco heater, telephone point, open to;

**KITCHEN** 11'3 x 5'9

Window to side with sea views, wood effect units, laminate work top, stainless steel sink with double drainer, plumbed for washing machine, built in oven, induction hob, electric consumer unit and meter located here, laminate floor.

Open stairs to 1<sup>st</sup> floor landing with access to loft, wall mounted panel heater.

**BEDROOM 1** 11'7 x 9'8

Picture window to front with sea views, built in wardrobe, fitted wardrobe and cupboards, wall mounted eco heater.

**BEDROOM 2** 9'5 x 8'5

Window to rear, built-in cupboard housing top of the range mega flow 150 litre twin element hot water cylinder, wall mounted eco heater.

**BATHROOM** 6'8 x 5'8 not inc entrance.

Window to side with obscured glass, vanity wash basin, w c, oak whiskey barrel bath, wet room shower with waterfall and standard shower, tiled floor and walls, heated towel rail.

**OUTSIDE**

Balcony to front and rear, ground level 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 is approximately £1000.00 per annum paid half yearly.

**Agents note: this property cannot be used as a holiday let.**

**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.









