

**CHALET 4  
BRYN Y MOR  
TYWYN  
LL36 0AD**

**OIRO £45,000 LEASEHOLD**



**Well presented 2 bedroom chalet  
Situated on this small exclusive site just off the promenade  
within walking distance to the town centre and mainline railway.  
Fully furnished including bedding, blinds and kitchen contents.**

Well presented 2 bedroom chalet being sold fully furnished ready to use immediately. With the benefit of upvc double glazing and wall mounted heaters in most rooms. The chalet was re wired in 2019. Comprising well fitted kitchen, living room, 2 bedrooms and refurbished shower room. It would make an ideal holiday home or let if desired. Situated just off the seafront and within easy walking distance to the town centre and all amenities.

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 accommodation comprises half glazed door to;

**KITCHEN** 8'6 x 6'6

Window to front and side, base and wall units, laminate work-top, built-in oven, induction hob, composite sink and drainer, hot water heater under sink servicing kitchen and shower room, part tiled walls, under counter fridge, tiled floor, plastic clad ceiling.

**LOUNGE** 15'8 x 8'6

Picture window to front, wall mounted heater, door to;

Inner hall with loft access to storage above shower room.

**BEDROOM** 8'8 x 8'6

Window to side, wall mounted heater.

**BEDROOM** 8'10 x 8'5

Window to side, wall mounted heater.

**SHOWER ROOM**

Window to rear, tiled walls, laminate floor, shower cubicle with electric shower, vanity w c and wash basin, plastic clad ceiling.

**OUTSIDE** Paved patio area, communal parking.

**ASSESSMENTS** Band A

**TENURE**

The property is Leasehold 50 years from 1993?. Charges per annum £2361 approximately which includes ground rent, water and sewerage charge. The chalet cannot be used during the month of November.

**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 - 710500. Email - [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

**Agents note; chalet being sold fully furnished.**

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with the 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.

