

**2 TY MERION
 TYWYN
 LL36 0BH
 PRICE £120,000**

Energy Efficiency Rating		Current	Potential
100-91	A		
90-81	B		
80-65	C		
55-48	D		
44-38	E		
35-31	F		
2-10	G		

England & Wales



**Well presented 2 bedroom ground floor apartment
 Situated close to the beach and promenade and within walking distance to all amenities
 Ideal for 1st time buyers**

This well presented ground floor apartment is situated in a quiet residential area close to all amenities including railway station, shops, promenade and beach. Comprising an open plan living area which is south west facing, well fitted kitchen, bathroom, separate w c and 2 bedrooms. With upvc double glazed windows and Quantum electric heating. Ty Meirion is a well maintained private block of apartments which cannot be rented out privately. Each owner has a share of the freehold. Latterly the Dolphin management company have replaced the communal front door 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 Tallyllyn 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 entry-phone system, stairs to further floors, post boxes. Wood front door to:

HALLWAY

Electric consumer unit, Quantum heat-store heater, walk-in cupboard housing hot water cylinder and storage.

LOUNGE

19'5 x 13'5 at widest point.

Full length window and door to front, window to side, Quantum night storage heater, open to:

KITCHEN

10'5 x 6'

Window to front, wood effect units, laminate work-top, stainless steel sink and drainer, induction hob, built in oven extractor, part tiled walls, plumbed for washing machine, vinyl floor.

BATHROOM

5'9 x 5'8

Bath with electric shower over and screen, wash basin, extractor, part tiled walls, vinyl floor.

SEPARATE W.C

W c, extractor, vinyl floor.

BEDROOM 1

13'5 x 8'9

Window to side, Quantum night storage heater, built-in wardrobe.

BEDROOM 2

10' x 7'9

Window to side.

OUTSIDE

Grassed communal grounds, private patio area.

ASSESSMENTS

Band A

TENURE

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

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 or email:

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.

2 Ty Meirion Tywyn, Gwynedd, LL36 9DB

Approximate Gross Internal Area = 62.3 sq m / 671 sq ft

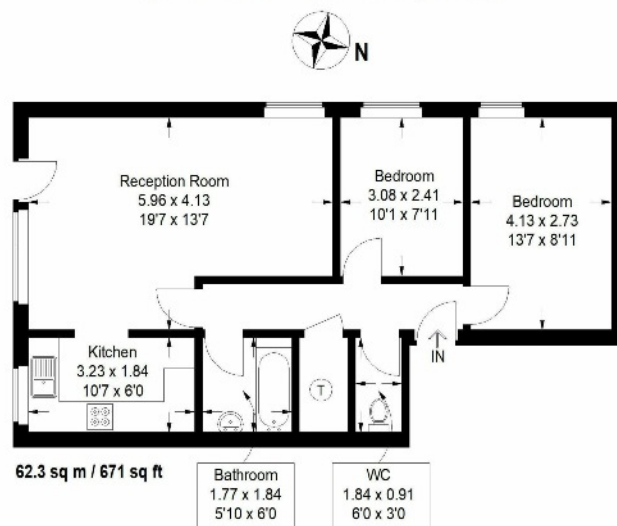


Illustration for identification purposes only, measurements are approximate, not to scale. (ID434933)





