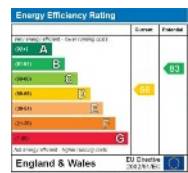


**3 TREM ENLLI
TYWYN
LL36 0DE**

Price guide £75,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B	83	
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Very Very Poor	G		

England & Wales



**Well presented 1st floor apartment
Recently refurbished
1 bedroom
Rear facing
Communal parking**

This attractive 1 bedroom rear facing 1st floor apartment is situated opposite the promenade and about a five minute walk to the town centre. Refurbished by the current vendor to include new kitchen and flooring throughout. Comprising communal entrance to owners private hallway with access to lounge/kitchen diner, shower room and generous bedroom. The apartment has the benefit of electric storage heating, upvc double glazed windows and stunning rear views over the Dysynni Valley and hills from the lounge and bedroom.

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.

Communal entrance hall with individual intercom door release to communal hallway and staircase leading to 1st floor landing:-

ENTRANCE HALLWAY

Laminate floor, built in cupboard housing hot water heater and shelving, consumer unit and electric meter located here, telephone point.

OPEN PLAN LIVING ROOM/KITCHEN 20'9 x 12'5

Window to rear, laminate floor, storage heater, white contemporary units, laminate work top, stainless steel sink and drainer, integral washing machine, larder fridge freezer, built in oven, ceramic hob, filter extractor over.

Off entrance hallway to

BEDROOM 14'7 x 10'8

Window to rear, laminate floor, storage heater.

SHOWER ROOM 6'2 x 5'7

Tiled walls and floor, wash basin, w c, corner shower cubicle with electric shower, extractor, electric towel rail.

OUTSIDE

Communal grounds to the front, parking at the rear, bin area.

ASSESSMENTS Band A

TENURE The property is leasehold

TENURE Leasehold 999 years from 1993. The owner of the property will become a shareholder in the freehold management company. Annual maintenance £1200.00 (payable monthly). This fee includes buildings insurance, water rates, maintenance of communal areas, maintenance of the grounds and exterior decoration.

SERVICES Mains water, electricity and main drainage are connected.

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (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.



