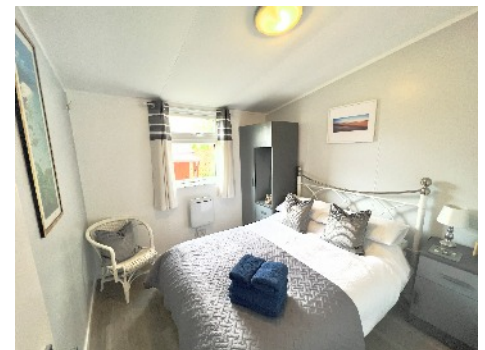
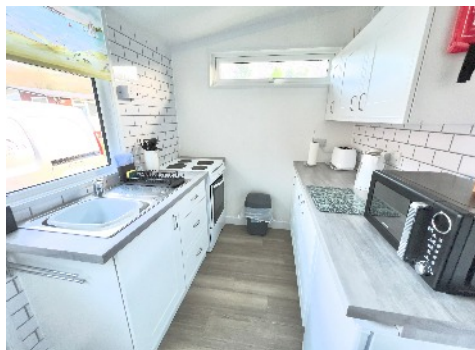


**CHALET 7
ERW PORTHOR
NR TYWYN
LL36 9HU**

Price £37,500 Leasehold



**Well presented two bedroom chalet
Situated just outside Tywyn and Aberdovey.
Currently a successful holiday let**

This well presented and maintained two bedroom chalet is situated on this secluded site surrounded by breathtaking countryside. Located between Tywyn and Aberdovey, Erw Porthor chalet park is small, quiet and the perfect place for bird watchers or those just wanting to enjoy the beautiful countryside of the Snowdonia National Park. Comprising a well fitted kitchen, living/dining area, 2 bedrooms and a shower room with laminate flooring throughout and all upvc double glazing. Currently run as part of a very successful holiday let business and therefore eligible for business rates relief, please note, the business element is not for sale.

Tywyn is a friendly coastal town, surrounded by the beautiful Snowdonia National Park. Tywyn boasts a wonderful flat sea front, sandy beach and promenade, Leisure Centre, Cottage Hospital, variety of shops, Primary and High School and a superb licensed cinema which holds a variety of live events. The charming harbour village of Aberdovey is 3 miles away with a championship golf course and sailing and all water sports are very popular at both Tywyn and Aberdovey.

The accommodation comprises upvc door to;

KITCHEN 8'6 x 6'7

Window to front and side, laminate work top, electric cooker point, space for under counter fridge, stainless steel sink and drainer, laminate floor, open to;

LOUNGE 15'7 x 8'6

Picture window to front, laminate floor, wall mounted electric heater.

Door to internal hallway.

SHOWER ROOM

Upvc window to rear, tiled walls, laminate floor, tiled shower-in cubicle with electric shower, vanity wash basin.

BEDROOM 1 8'11 x 8'8

Upvc window to side, laminate floor, wall mounted electric heater.

BEDROOM 2 8'10 x 8'8

Upvc window to side, laminate floor, wall mounted electric heater.

OUTSIDE FRONT

Paved path to front and side paved parking for 1 vehicle, rear storage area and space to sit.

TENURE The chalet is offered for sale leasehold with a twenty year lease from 2013.

Agents note: Contents available for separate negotiation.

OUTGOINGS £1800 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

COUNCIL TAX

Currently exempt.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710 500
info@welshpropertyservices.com

DIRECTIONS From Tywyn, turn left into the Happy Valley turn off approximately one mile from Tywyn and the site is ½ mile down that road on the left. Once on the site turn left at the entrance and park in the lower parking area.

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.

