Welsh Property Services
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THE RETREAT
CHALET 13
ERW PORTHOR
NR TYWYN
LL36 9HU

£45,000 Leasehold









Immaculately presented 2 bedroom chalet
With front and rear decked terrace.

The Retreat is accessed by a timber staircase onto a decked front terrace with a large decked rear terrace that offers privacy and lovely views. 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 kitchen, 2 double bedrooms plus shower room and sitting room. With upvc windows, communal parking near-by. The chalet is in excellent order both inside and out.

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 timber half glazed door to:

KITCHEN 2.59 x 1.98
Window to front, cream base and wall units, laminate work top, stainless steel sink and drainer, integral fridge, built in electric oven, ceramic hob, part tiled walls, laminate floor, door to;

LOUNGE 4.57x 2.62
Window to front, electric fire. door to inner hallway and access to;

BEDROOM 1 2.44 x 2.59
Window to side, built in cupboard housing hot water cylinder and storage below.

BEDROOM 2 2.44 x 2.62
Window to side.

SHOWER ROOM 1.65 x 1.32
Window to rear, shower cubicle with electric shower, wash basin, w c, electric towel rail.

OUTSIDE
Two large terraces front and rear with accessible under decking Storage front and rear.

TENURE The chalet is offered for sale with the option to purchase an extended lease of 21 years, in addition to the current 8 year lease (2026). The chalets are for holiday use only. The site is closed for the last two weeks in January.

Agents note: Contents included.

OUTGOINGS £2,512 approximately per annum for ground rent, maintenance of communal grounds, water and insurance.

COUNCIL TAX Band A

WHAT3WORDS: oiled.gasping.bloom

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 thatroad on the left. Once on the site turn right and park in the layby on the right.

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.



