

Legal 2 Move

Property Sales and Conveyancing

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Apartment 14, Trem Enlli, Marine Parade, Tywyn, LL36 0DE



- **COMMUNAL ENTRANCE**
- **APARTMENT HALLWAY**
- **MODERN OPEN PLAN KITCHEN/ LOUNGE**
- **ONE BEDROOM**
- **BATHROOM WITH SHOWER**
- **UPVC DOUBLE GLAZED WINDOWS**
- **ELECTRIC NIGHT STORAGE HEATING**
- **COMMUNAL PARKING**
- **VIEWS OVER PUTTING GREEN, TENNIS COURTS AND HILLS IN THE DISTANCE**
- **COASTAL LOCATION**
- **EACH OWNER HAS AN EQUAL SHARE OF THE FREEHOLD**
- **NO UPWARD CHAIN**

Trem Enlli is a Victorian terrace comprising of one, two and three bedroom apartments, located along Tywyn sea front and promenade.

This well presented, low maintenance, one bedroom apartment is modern, bright and designed for modern day living. The apartment is located to the rear of this Victorian terrace, with views across the putting green, tennis courts with hills and mountains beyond.

Although advertised as Leasehold, each owner of these apartments has an equal share of the freehold. A Management Company is formed allowing all owners to attend annual general meetings. This is a property which would ideally be suited to first time Buyers or to those seeking a holiday retreat by the sea.

Twyn is an unspoilt coastal town, popular for its clean beach, glorious sunsets and water sports. The famous Talyllyn narrow gauge railway, leisure centre, cinema and main line railway station are all close-by.

**Leasehold.
Guide price £85, 000**



Location

From Tywyn High Street, proceed under the railway bridge into Pier Road. Continue the road to the sea front. Trem Enlli is a terrace of Victorian apartments, directly on your left hand side, opposite the sea front and promenade.

Description

Well presented one bedroom apartment, within a Victorian terrace comprising of one, two and three bedroom apartments. The communal entrance, to the front of the building, is secure and has an intercom system for visitors. Stairs beyond lead to first, second and third floor apartments.

Communal Entrance Hallway

UPVC double glazed door leads into the lobby with intercom service. Original door with decorative glass leads to the main hallway with stairs to upper floors. Flat 14 is located on the second floor on the left hand side.

Entrance is via a white panelled fire door leading into~

Apartment Hallway

6' 6 x 5' 8 (1.98m x 1.73m)

Neutral decor and oak effect vinyl floor. Consumer unit and electric meters housed here. Door to airing cupboard housing the hot water tank. Plumbing for washing machine. White panelled doors lead to open plan kitchen / lounge, bathroom and split level bedroom.

Open Plan Kitchen / Lounge (Rear)

17' 2 x 12' 5

(5.23m x 3.78m)

Lounge Area (Rear)

A bright, well presented room, designed for modern day living. Neutral décor and oak effect vinyl floor. Slim-line, electric night storage heater. Power points, T.V. aerial point and two double glazed windows to rear elevation and one to side elevation. Superb views across to putting green, tennis courts and hills beyond.

Kitchen Area (Rear / Side)

Neutral décor, oak effect vinyl floor and partially tiled walls. Cream Shaker style base units, drawers and wall cupboards. Built-in electric fan oven and separate electric hob with extractor hood over. Stainless steel sink and drainer and complementing worktops. Power points and double glazed window to side elevation.

Bathroom (Side)

6' 5 x 5' 7 (1.96m x 1.70m)

Neutral décor, oak effect vinyl floor and partially tiled walls with extractor fan. White suite comprising close coupled W.C., pedestal wash hand basin and panelled bath with Triton electric shower over.

Bedroom 1 (Front)

13' 5 x 9' 2

(4.09m x 2.79m)

Split level from the hallway, this delightful bright room has two double built-in wardrobes. Neutral décor and oak effect vinyl floor. Slim-line electric night storage heater and power points. Double glazed picture window to rear elevation with views across to the putting green, tennis courts and hills beyond.

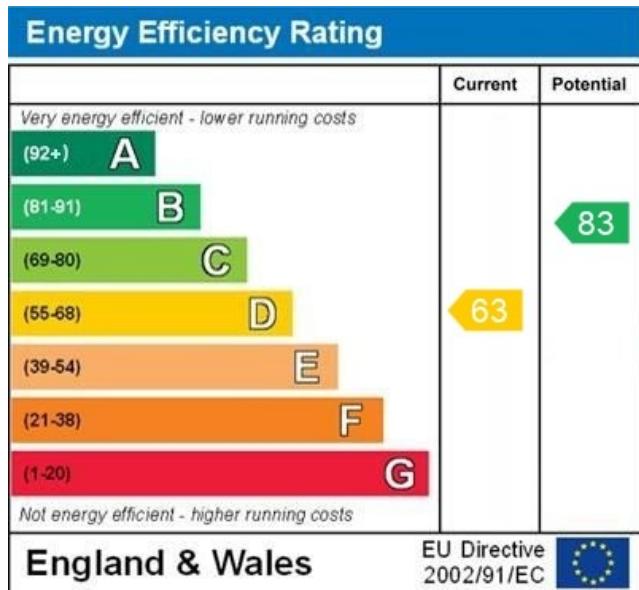
ALL SIZES ARE APPROXIMATE

Outside

Rear

Real *Communal car park.*

Guide Price	£85,000
Tenure	Although these apartments are Leasehold, each owner has an equal share of the freehold.
Council Tax Banding	A
Services	Electricity, water and drainage connected.
Annual Charges	Approximately, £1200 per year to include maintenance charges, ground rent, water and building insurance.
Local Authorities	Gwynedd Council.
Water	Welsh Water. Penrhosgarnedd, Bangor, Gwynedd.
Viewing	Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335
Agents Note	The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they are fit for their purpose.



MISREPRESENTATION ACT, 1967

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