

Legal 2 Move

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Gwynedd
LL36 9AD
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Property Sales and Conveyancing

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6 Tŷ Helyg, Tywyn, Gwynedd, LL36 OTD



ZOOPLA

Leasehold.
£70,000

OnTheMarket

Legal 2 Move is part of Evans Roberts Solicitors
(Tai + Twrnai)

6 Tŷ Helyg, Tywyn, Gwynedd, LL36 OTD

This property comprises:

| Communal Entrance | First Floor Apartment | Entrance Hall | Galley-style Kitchen | Lounge / Diner | Bathroom with Shower | Two Bedrooms | Partial UPVC Double-glazing | Communal Gardens and Parking | Coastal Property |



6 Tŷ Helyg is a first floor, two bedroom flat, one of four in the building, located within a short walking distance to Tywyn seafront and promenade, a desirable location.

The property has potential but requires modernisation. Tywyn 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.

Location

From Tywyn High Street, proceed into Station road. Continue the road, passing the Co-op supermarket on your right, then take the first right hand turn over the Talyllyn bridge into Neptune road. Follow the road over the bridge and bear right at the bend. Take the first right hand turn, into Ffordd Gwynedd and right again into Cader Walk. Follow the road to the flats, on the left hand side. Our 'For Sale / Ar werth' sign is displayed in the window.

Description

Two bedroom, first floor flat, one of four in the building, built in the late 1960's. Of brick construction, surmounted by a pitch tiled roof, entrance is via ~

Communal Entrance Hallway

UPVC double glazed windows and doors to front and rear elevation. Communal cupboard housing the electric meters for each flat. Exposed brick walls, tiled floor and open plan wooden staircase to first floor flats.

Flat Hallway ('L' Shaped)

Neutral décor and original Marley tiled floor. Door to airing cupboard housing the hot water tank . Loft hatch and doors leading into kitchen, lounge, bedrooms and bathroom.

Kitchen (Front)

Galley style kitchen. Marley tiled floor and partially tiled walls. Formica base units and drawers. Stainless steel sink and drainer and Formica work tops. Plumbing for washing machine, power points and cooker point. Double glazed window to front elevation.

Lounge / Diner

Neutral décor and Marley tiled floor. Power points, T.V. aerial point and double glazed, floor to ceiling, window to front elevation.

Bathroom (Side)

Fully tiled walls and Marley tiled floor. Pampas suite comprising low level W.C., pedestal wash hand basin and panelled bath with chrome shower over. Single glazed window to side elevation.

Bedroom 1 (Rear)

Neutral décor and Marley tiled floor. Power points and single glazed window to rear elevation with views over communal garden, hills and mountains in the distance.

Bedroom 2 (Rear)

Neutral décor and Marley tiled floor. Power points and single glazed window to rear elevation with views over the communal garden, hills and mountains in the distance.

ALL SIZES ARE APPROXIMATE.



Outside

Front

Communal lawn garden and parking.

Rear

Communal lawn garden.

MISREPRESENTATION ACT, 1967

Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

- 1. These particulars do not constitute any part of an offer or contract.*
- 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move.*
- 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact.*
- 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.*
- 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.*

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Guide Price £70,000

Tenure *Leasehold - Approximately 53.5 years remaining at 2025*

Council Tax Banding *A*

Services *Electricity, water and drainage connected.*

Charges

- *Half yearly ground rent, paid in arrears, £62.50 (From 26th September 2024 to 25th March 2025)*
- *Half yearly Service charge, paid in advance, £566.13 (From 25th March 2025 to 24th September 2025)*

Local Authorities *Gwynedd Council.*


Water *Welsh Water*

Viewing *Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218.*

Alternatively, at 11 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335.

Website: www.legal2move.co.uk email: info@legal2move.co.uk

Agents Note *The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
55.4 sq m / 596 sq ft

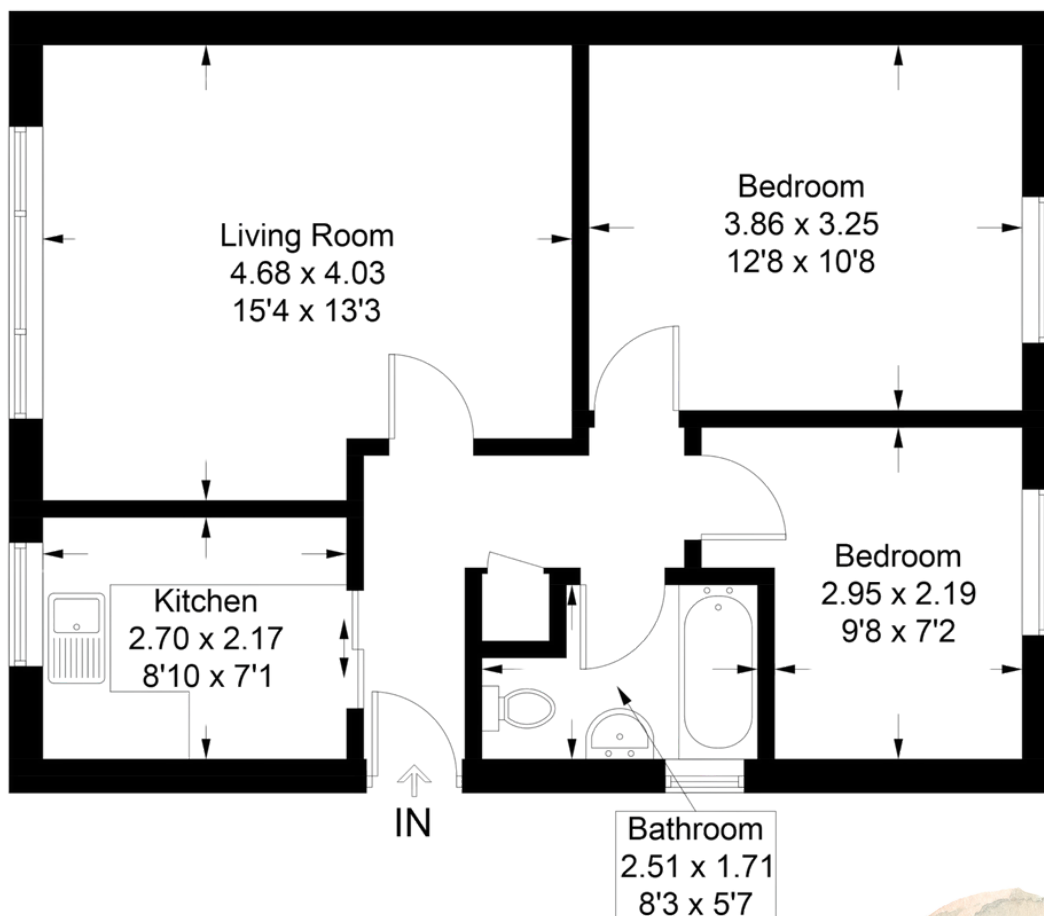


Illustration for identification purposes only,
measurements are approximate, not to scale.

