

# Legal 2 Move

*Property Sales and Conveyancing*

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Gwynedd  
LL36 9AD  
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**4 Ty Arfon, Ffordd Gwynedd, Tywyn, LL36 0TA**



***Ty Arfon is a first floor, low maintenance, two bedroom coastal flat, one of four in the building. Freshly decorated with neutral colour, the property is modern and in good order throughout. The dwelling, with partial sea views, is located within a short walking distance to Tywyn seafront and promenade, a desirable location.***

***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.***



**4 Ty Arfon, Ffordd Gwynedd, Tywyn, LL36 0TA**



**THE PROPERTY COMPRISES;**

- **COMMUNAL ENTRANCE**
- **FIRST FLOOR APARTMENT**
- **ENTRANCE HALLWAY**
- **GALLEY STYLE KITCHEN**
- **LOUNGE / DINER**
- **BATHROOM WITH SHOWER**
- **TWO BEDROOMS**
- **ECONOMY 7 NIGHT STORAGE HEATING**
- **DOUBLE GLAZED WINDOWS AND DOOR**
- **COMMUNAL GARDENS & PARKING**
- **COASTAL PROPERTY**
- **LEASEHOLD**
- **NO UPWARD CHAIN**

***Leasehold.  
Guide price £65, 000***



### Location

From Tywyn High Street, proceed into Station road. Continue the road and pass the Co-op supermarket, then take the first right hand turn into Neptune road. Follow the road over the Talyllyn railway bridge and bear right at the bend. Take the first right hand turn, into Ffordd Gwynedd and follow the road down. Ty Arfon flats are located on the left hand side of the road.

### Description

Well presented two bedroom, first floor flat, one of four in the building, built in the late 1960's.

### Communal Entrance Hallway

UPVC double glazed windows and doors to front and rear elevations. Concealed electric meters for each flat. Exposed brick walls, tiled floor and open plan wooden staircase to first floor flats. Flat 4 has a upvc double glazed door which leads into ~

### Hallway

Neutral décor, ceramic tiled floor and tongue and groove panelling to lower part walls. Wall mounted consumer unit and power point. Door to airing cupboard housing the lagged hot water tank and immersion heater switch. Doors to lounge, bedrooms, bathroom and kitchen.

### Kitchen (Rear)

6' 11 x 8' 9

(2.11m x 2.66m)

Galley style kitchen, modern in design. Fully tiled walls and ceramic tiled floor. Walnut effect base units, drawers and wall cupboards. Housing for tall fridge freezer. Built-in electric fan oven with ceramic hob and extractor hood over. Stainless steel sink and drainer and complementing work tops. Power points and double glazed window to rear elevation, with a glimpse of the sea in the distance.

### Lounge / Diner (Rear)

13' 3 x 15' 3

(4.04m x 4.65m)

Spacious and bright with Marley tiled floor and slim-line electric night storage heating. Power points, T.V. aerial point and double glazed window to rear elevation, with a glimpse of the sea in the distance.

### Bedroom 1 (Front)

10' 6 x 12' 7

(3.20m x 3.84m)

Neutral décor and Marley tiled floor. Slim-line electric night storage heater, power points and double glazed window to front elevation with views across to hills in the distance.

### Bedroom 2 (Front)

9' 9 x 9' 7

(2.96m x 2.91m)

Neutral décor and Marley tiled floor. Power points and double glazed window to front elevation with views across to hills in the distance.

### Bathroom (Side)

8' 1 x 5' 8

(2.47m x 1.72m)

Fully tiled walls and ceramic tiled floor. White suite comprising close coupled W.C., pedestal wash hand basin and bath with Triton electric shower and folding shower screen. Heated towel rail and double glazed window with obscure glass to side elevation.

**ALL SIZES ARE APPROXIMATE**

### Outside

#### Front

Communal lawn garden and parking.

#### Rear

Communal lawn garden.

**Guide Price** £65,000

**Tenure** Leasehold 99 year Lease from 29.09.73 (47 years remaining)

**Council Tax Banding** A

**Services** Electricity, water and drainage connected.

**Charges** Half yearly ground rent, paid in arrears, £198.00  
(From 26th September 2024 to 25th March 2025)

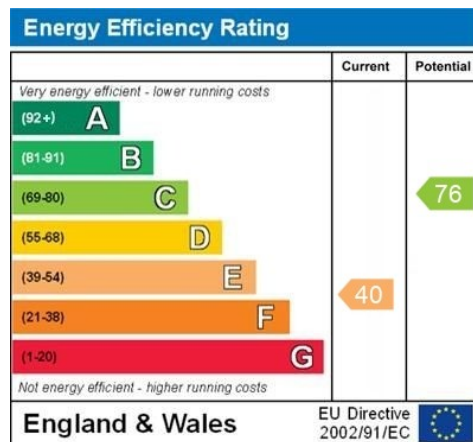
Half yearly Service charge, paid in advance, £948.88  
(From 25th March 2025 to 24th September 2025)

**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

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.



## 4 Ty Arfon, Tywyn, Gwynedd, LL36 0TA

Approximate Gross Internal Area  
54.6 sq m / 588 sq ft

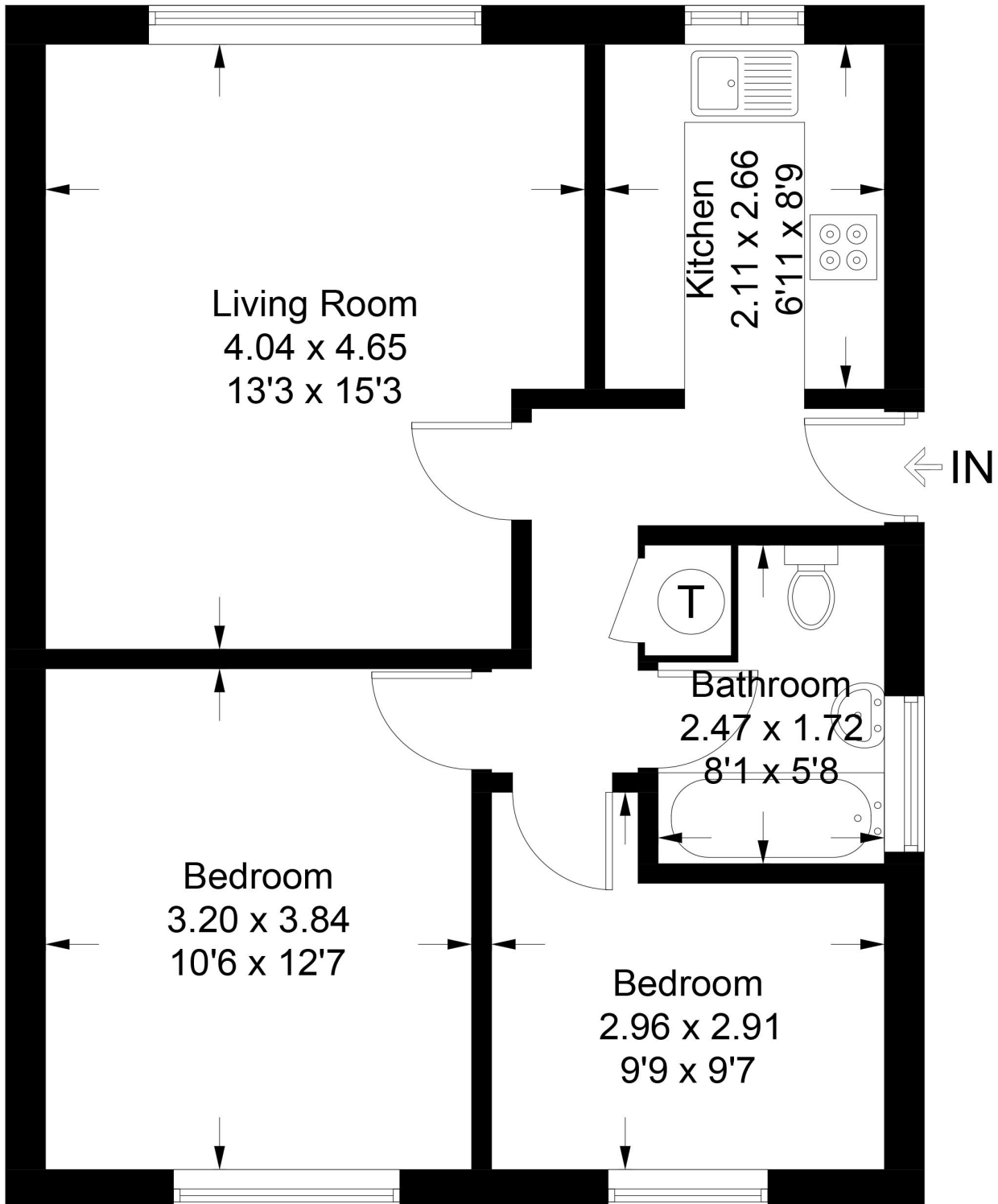


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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