



**Marine Parade  
Tywyn  
Gwynedd  
LL36 0DG**

**Offers in Excess of £142,000**

**bettermove**

# Marine Parade Tywyn

Bettermove are proud to present this 3 bedroom maisonette in Tywyn, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street, communal parking available.

The council tax band is A.

This is a leasehold property with 945 years remaining on the lease; the ground rent and the service charge, combined is £1,000 per annum.

The interior of this beautifully presented, top floor property comprises a spacious living room and fitted kitchen/diner on the ground floor. The first floor consists of 3 bedrooms and the family bathroom.

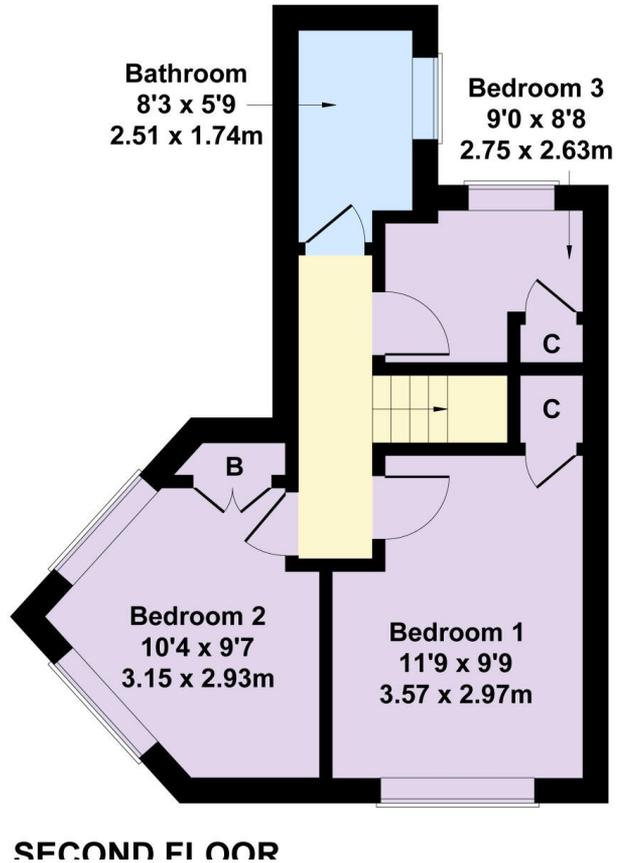
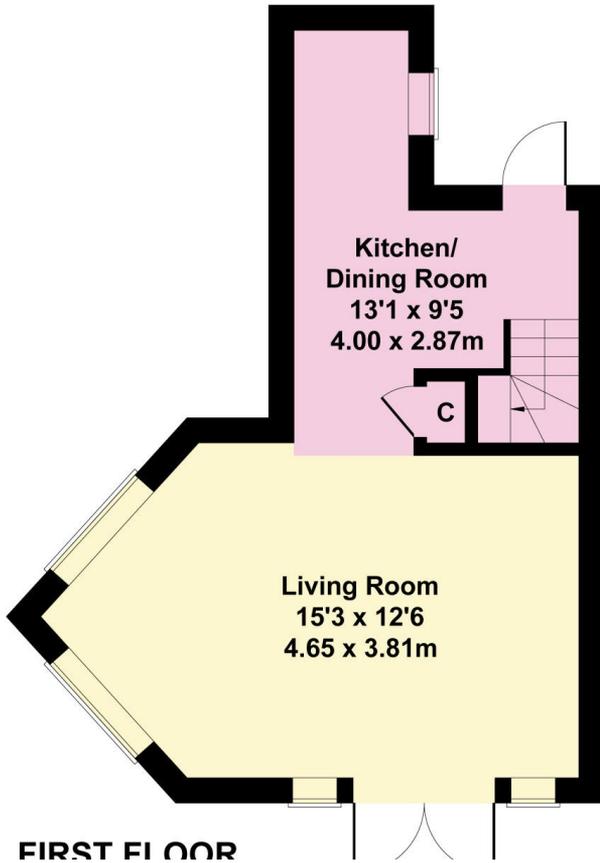
Located in the popular town of Tywyn, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs with close access to Tywyn beach. Excellent transport connections can be found from Tywyn and Tywyn Wharf Railway Stations and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# 8 Glan Y Mor

Approximate Gross Internal Area  
721 sq ft - 67 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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