

## Porthgwyn, College Green

Tywyn, Gwynedd, LL36 9BS

**Asking Price: £295,000**



The property is situated in a prominent position at the end of the High Street and facing the main street. It has been extensively refurbished and well maintained to a high standard and comprises on the Ground Floor, an excellent retail outlook approximately 145sqm which has proved to be successful trade premises over the years. To the rear, a yard and significant garage/stores accommodation available which could, subject to the necessary planning permissions, provide an excellent development opportunity.

Rear external staircase leads to the first floor, apartment. A beautifully appointed and well-presented apartment which has recently had a new gas central heating system installed. The accommodation briefly comprises of Reception hall, kitchen, lounge, bathroom, study and 2 bedrooms.

This is a prime property in a superb location for which early viewing is strongly recommended.



- A superb freehold investment opportunity
- currently leased as a mixed residential and commercial
- well maintained premises both internally and externally
- Excellent rental income potential
- Prime prominent position within the town
- The apartment has had a new central heating system installed in 2020.
- Energy Performance Certificate=60
- EPC Valid to 17.9. 2030

### **OUTSIDE**

To the rear a side vehicle gated access leads to a stoned parking area, with a parking space for the Apartment. Stoned parking area with storage room and three garages.

An external staircase to the first-floor accommodation.

**SERVICES** All main services are connected.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

### **COUNCIL TAX**

Band 'B'.

### **TENURE**

Leasehold.

### **DIRECTIONS**

From the MMP office turn left and proceed down the high street towards the old Barclays Bank, Porthgwyn is directly opposite.

### **VIEWING**

By prior arrangement with the selling agent

### **NEGOTIATIONS**

All interested parties are respectfully requested to negotiate directly with the Selling Agents.

### **MONEY LAUNDERING REGULATIONS**

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

### **MORTGAGE SERVICES**

If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch. We have an in-house independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

### **SURVEY DEPARTMENT**

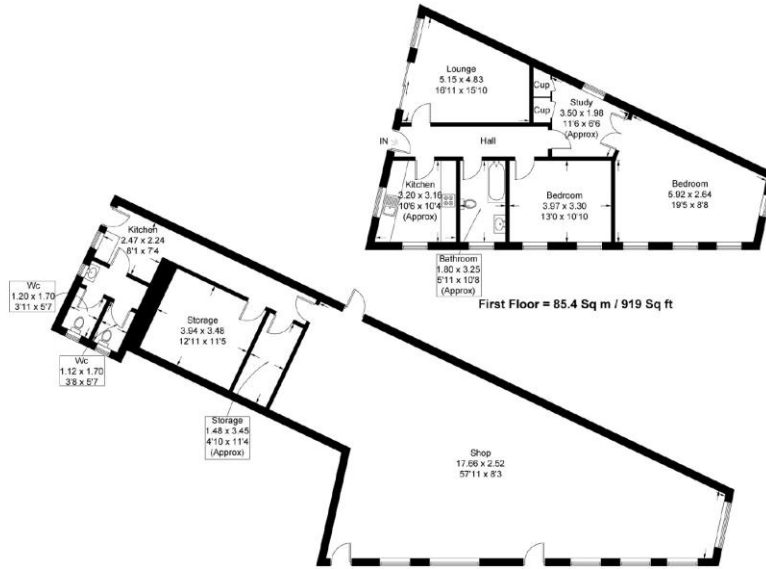
If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase. We can undertake RICS Home Surveys Level 1, Level 2 (survey only), and Level 2 (survey and valuation) these will provide a comment on any significant defects and items requiring repair. For further information contact any of our offices.



FLOORPLAN

Porthgwyn and The Mews Porthgwyn, College Green, Tywyn, LL36 9BS

Approximate Gross Internal Area = 230.3 sq m / 2479 sq ft



Ground Floor = 144.9 Sq m / 1560 Sq ft

First Floor = 85.4 Sq m / 919 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID201973)

