

**CHALET 23  
WOODLANDS  
BRYNCRUG  
LL36 9UH**

**Offers in the region of £26,500 Leasehold**

Energy Efficiency Rating		Current	Possible
101-110	A		92
81-100	B		85
61-80	C		79
41-60	D		73
21-40	E		67
1-20	F		62
0-20	G		55

EU Directive 2002/91/EC  
England & Wales



**2 bedroom semi detached chalet situated in a private elevated position on this sought after chalet park.**

This detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Bryncreg and within the famous Snowdonia National Park, an area of outstanding natural beauty. Situated in an easy to access position with a short incline and parking below. with stunning views of the surrounding countryside and hills plus the benefit of a private garden area. Comprising open plan living area and kitchen,bathroom and 2 bedrooms. With small area to sit and enjoy the view from the front and side plus storage area at the rear. The chalet was re roofed in 2021. All chalet owners may enjoy the facilities of the Woodlands Park which include a heated swimming pool, children's play areas, Country Club and family restaurant.

Bryncreg is a charming rural village with local pub. The coastal village of Tywyn is just three miles away with its lovely beaches and good amenities including a cinema, cottage hospital, leisure centre, shops and promenade. There is a championship Golf Course in Aberdovey (6 miles) and sailing is also very popular here. There are many outdoor activities which can be enjoyed within close proximity to the property i.e. Sailing, canoeing, windsurfing, paddle boarding, rock climbing, hill walking, pony trekking to name but a few.

The accommodation comprises:-

**OPEN PLAN LIVING AREA** 14'3 x 13'8 inc kitchen.

Upvc half glazed door and picture window window to front with hillside views over the valley, laminate flooring.

#### **KITCHEN**

Upvc window to rear, white base units, stainless steel sink and drainer, electric cooker point, space for under counter fridge, laminate work-top, fully tiled walls, laminate flooring.

**BATHROOM** 7'9 x 4'5

Upvc frosted window to rear, w.c, wash basin, compact bath with electric shower and curtain over, part tiled walls, ceramic tiled floor.

**BEDROOM 1** 9' x 6'9

Upvc window to side, built-in cupboard housing hot water cylinder with storage below- electric meter and consumer unit located here, laminate flooring.

**BEDROOM 2** 9'5 x 6'4

Upvc window to side, laminate flooring.

#### **OUTSIDE**

Storage area at rear, gated and fenced to front with space for bench, right of way to attached chalet next door.

**ASSESSMENTS** Band A.

#### **TENURE**

The chalet is Leasehold 50 years from 1976 with 3 years remaining (2023). We are advised that the site owners are offering a further 50 year lease from 2026 at a cost of £12,500. The charges per annum are approximately £1,765.76 plus vat which includes maintenance, water and sewerage. The fees are paid until March 2024 The site is open all year round and the chalet may be occupied at any time during the year except Tuesday and Wednesday nights during the period 1st November to one week before Easter.

**Contents available for separate negotiation.**

#### **MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

#### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE.  
01654 710500 Email:info@welshpropertyservices.co.uk

#### **DISCLAIMER**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### **LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

