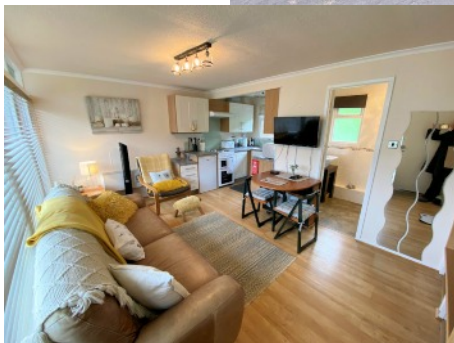


**CHALET 45 WOODLANDS
 BRYNCRUG
 LL36 9UH**

Price guide £40,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - Seven energy points	A		1-23
181-211	B		
156-180	C		
130-155	D		
104-129	E		
78-103	F		
52-77	G	27	
All energy efficient - Higher energy points			
England & Wales		EU Directive 2002/91/EC	



**Well presented 2 bedroom semi detached chalet on this sought after chalet park.
 Easily accessed at the lower end of the site
 Front sitting area, rear paved area, large storage shed
 With contemporary kitchen and shower room**

This well presented chalet is situated at the lower end of the Woodlands caravan and chalet park on the outskirts of the village of Brynecrug and within the famous Snowdonia National Park, an area of outstanding natural beauty. Easily accessed with only a few paved steps to the front door. Comprising open plan living area with contemporary well fitted kitchen and shower room and 2 bedrooms. With room for bistro table and chairs or a bench to the front to enjoy the view and a paved area at the rear to bbq in the evening sun. To the side is a large storage shed. All chalet owners may enjoy the facilities of the Woodlands Park which include a heated swimming pool and family restaurant.

Brynecrug 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 chalet comprises wood single glazed doors and windows throughout;

OPEN PLAN LOUNGE AND KITCHEN 14'3 x 9'
Part glazed door and picture window to front, laminate floor, open to:-

KITCHEN 7'4 x 6'
Window to rear with lovely view, base and wall units, laminate work top, stainless steel sink and drainer, electric oven with extractor over, under counter fridge, plastic splash back plumbed for washing machine, laminate floor.

SHOWER ROOM 6'9 x 4'4
2 windows to rear, fully tiled walls and floor, shower cubicle, contemporary wash basin, w.c.

BEDROOM 1 9'8 x 6'9
Window to front.

BEDROOM 2 9'9 x 6'5
Window to rear, built-in cupboard housing hot water cylinder and consumer unit.

OUTSIDE
Space for bistro table and chairs to enjoy the views, storage shed, rear paved area..

ASSESSMENTS Band A

TENURE

The chalet is Leasehold with 21 years remaining (2024) expiring in 2045. The charges per annum are approximately £1,600 which includes maintenance, water and sewerage. The Chalet Park is open all the 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.

Agents note; Most items included in the sale

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.

