

**CHALET 27
WOODLANDS
BRYNCRUG
LL36 9UH**

Price guide £32,000 Leasehold

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower ranking costs more			
92-100	A		G
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
For energy efficiency - higher ranking costs less			
England & Wales		EU Directive 2002/91/EC	



**2 bedroom semi detached chalet situated in an elevated position
50 year lease from 1997 - 23 years remaining (2024)
Re roofed in 2023 - Part upvc double glazed
In need of modernisation**

This semi detached chalet is situated on 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. Situated in an elevated position with a short incline and parking below. with stunning views of the surrounding countryside and hills plus the benefit of small paved patio area to the side. Comprising open plan living area and kitchen, bathroom separate w c and 2 bedrooms. The chalet was re roofed in 2023. All chalet owners may enjoy the facilities of the Woodlands Park which include a heated outdoor swimming pool, children's play areas, Country Club and family restaurant. The chalet would benefit from some modernising.

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 accommodation comprises:-

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

Upvc door and picture window window to front with hillside views over the valley.

KITCHEN

Wood single glazed window to rear, base units, stainless steel sink and drainer, electric cooker point, space for under counter fridge, laminate work-top, part tiled walls.

BATHROOM 4'5 x 4'4

Wood single glazed frosted window to rear, wash basin, bath with electric shower over and curtain, part tiled walls.

SEPARATE W C

Wood single glazed window to rear, w c.

BEDROOM 1 9' x 6'9

Wood single glazed window to side, built-in cupboard housing hot water cylinder with storage below- electric meter and consumer unit located here.

BEDROOM 2 9'5 x 6'5

Upvc window to side, built in cupboard.

OUTSIDE

Gravel area at rear, paved patio to side, tarmac path to front and right of way over the adjoining chalet.

ASSESSMENTS Band A.

TENURE

The chalet is Leasehold 50 years from 1997 with 23 years remaining (2024). The charges per annum are approximately £1,765.76 plus vat which includes maintenance, water and sewerage. 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.

Agents note all contents included in the sale.

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.

