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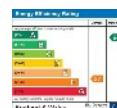info@welshpropertyservices.com

CHALET 36 WOODLANDS
BRYNCRUG
LL36 9UH

Price £34,000 Leasehold

2 bedroom semi detached chalet
50 year lease from 1994 - 19 years remaining (2025)
Upvc double glazed
Re roofed in 2018

This semi detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Bryncrug and within the famous Snowdonia National Park, an area of outstanding natural beauty. With pleasant views of the surrounding countryside and hills plus the benefit of small area in front which will accommodate a bench and access across the front and rear. Comprising open plan living area and kitchen, shower room and 2 bedrooms. The chalet was re roofed with a rubber roof in 2018 with 10 year guarantee. 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.

Bryncrug 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 to front with hillside views over the valley, laminate floor.

KITCHEN
Upvc window to rear, base units, stainless steel sink and drainer, built in oven(not in working order), electric hob, space for under counter fridge, laminate work-top, breakfast bar, part tiled walls.

SHOWER ROOM
2 upvc windows to rear, tiled walls and floor, vanity wash basin and w c, walk in shower cubicle with electric shower.

BEDROOM 1   9` x 6`9
Upvc window to side, built-in cupboard housing instant hot water boiler electric meter and consumer unit located here, laminate floor.

BEDROOM 2   9`5 x 6`5
Upvc window to side, built in cupboard, laminate floor.

OUTSIDE
Tarmac path to front and right of way over the adjoining chalet, access to side and rear. Communal path to front leading to clubhouse and pool.

ASSESSMENTS   Band A.

TENURE
The chalet is Leasehold 50 years from 1994 with 19 years remaining (2025). 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 some contents available for separate negotiation.

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