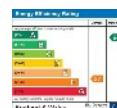


**CHALET 36 WOODLANDS  
BRYNCRUG  
LL36 9UH**

**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 Brynecrug 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.

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 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.**

**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.

