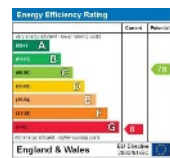


**CHALET RC3 WOODLANDS  
BRYNCRUG  
LL36 9UH**

**Price £85,000 Leasehold**



**Spacious 3 bedroom detached chalet on this sought after chalet park.  
Elevated patio area with views over fields to Tywyn in the distance  
Contemporary kitchen and shower room**



This spacious detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Brynecrug and within the 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 / dining and kitchen with 3 bedrooms and shower room. The chalet is very much a lodge internally with timbered walls and ceilings. Part upvc double glazed with gas stove effect fire. All chalet owners may enjoy the facilities of the Woodlands Park which include a heated swimming pool and family restaurant. The chalet is currently a holiday let through airbnb.

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 timber stable door to;

**KITCHEN** 2.55 x 2.45

Upvc window to side, timber double glazed to front, contemporary units, breakfast bar with wood block work top, stainless steel sink and drainer, built in oven, ceramic hob, integral fridge, tiled floor, part tiled walls, open to;

**LIVING AREA** 4.87 x 4.49

Full length timber double glazed windows and glazed door to front, upvc to side, vaulted ceiling, gas stove effect fire.

Off living room;

**BEDROOM 1** 3.11 x 2.76

Upvc window to side and rear, timber double glazed overhead window.

Internal hallway with built-in cupboard housing hot water cylinder and consumer unit plus meter.

**SHOWER ROOM** 2.30 x 1.44

Upvc window to side, wash basin, w c, walk in shower cubicle with electric shower, tiled walls and floor, heated towel rail.

**BEDROOM 2** 2.79 x 1.73

Upvc window and timber double glazed overhead window to rear.

**BEDROOM 3** 2.43 x 2.30

Timber double glazed overhead window to rear.

**OUTSIDE**

Parking for a vehicle, steps to gravel terrace with mature planting, gated access either side to rear, small lawned areas, slate paved patio, views over the fields to Tywyn and the sea in the distance.

**ASSESSMENTS** Band A

**TENURE**

The chalet is Leasehold 50 years from 1999 with 26 years remaining (2025). The charges per annum are approximately £2,200 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 ? OR SEPARATE NEGOTIATION?**

**VIEWING By appointment only** with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE  
01654 710 500 or email:  
info@welshpropertyservices.com

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence on putting forward an offer.

**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.









