

**CHALET 4 WOODLANDS  
BRYNCRUG  
LL36 9UH**

**Price £45,000 Leasehold**



**2 bedroom detached chalet  
Upvc double glazed  
Elevated position with private terrace  
Lease extension included in price**



This well presented detached chalet is situated in an elevated position on the Woodlands caravan and chalet park in the Snowdonia National Park. With stunning rural views from the front facing windows and terrace. With patio area to the side and storage shed plus access to a lower grassed area used by this chalet only. Comprising open plan living area, contemporary kitchen with gas hob, shower room and 2 bedrooms. The vendors have partially re wired, insulated and re plastered the kitchen/living area and double bedroom and have calor gas for the hob and water heater with external hot water boiler at the rear of the chalet. The garden area is fully enclosed gated and private. 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** 4.42 x 3.07

Upvc door and window to front with hillside views over the valley, , open to:

#### **KITCHEN** 2.16 x 1.65

Upvc window to rear, taupe Shaker style units, stainless steel sink and drainer, built in oven, gas hob, integrated fridge,laminate work-top, vinyl floor.

#### **SHOWER ROOM** 2.13 x 1.52

2 upvc windows to rear, part panelled walls, vinyl floor, wash basin, w c, tiled shower cubicle with water from the gas boiler.

#### **BEDROOM 1** 9'5 x 6'5

Upvc window to side, built in cupboard housing new consumer unit.

#### **BEDROOM 2** 2.76 x 2.34

Upvc window to side, built in cupboard.

#### **OUTSIDE**

Paved terrace, storage shed, paved area to side, access to enclosed and inclined grassed area.

#### **ASSESSMENTS** Band A.

#### **TENURE**

The chalet is Leasehold and although there is only one year remaining on the lease (2025), the vendors have secured the lease extension and are including a new 25 year lease in the purchase price from 2026.

The charges per annum are approximately £1,918.96 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: Contents are included in the price.**

#### **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.

