

**CHALET 43 WOODLANDS
BRYNCRUG
LL36 9UH**

Price £30,000 Leasehold



**2 bedroom semi detached chalet
Refurbished in 2020 including new roof
Upvc double glazed
Lovely rural views
Currently let through airbnb**

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. Situated in an elevated position with attractive views of the surrounding countryside and hills. With the benefit of space front and side which will accommodate a table and chairs and useful rear storage shed x 3 - the hot water cylinder is located here. Comprising open plan living area and kitchen, shower room and 2 bedrooms. The chalet was refurbished in 2020 to include new roof, internal walls insulated and plastered, new kitchen, shower room, flooring and installation of a pressurized hot water cylinder. Currently a holiday let through airbnb.

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 4.26 x 3.96 inc kitchen.

Upvc door and picture window to front with hillside views over the valley, laminate floor, wall mounted heater.

KITCHEN

Upvc window to rear, contemporary base units, stainless steel sink and drainer, built in oven and ceramic hob, integral fridge, laminate work-top.

SHOWER ROOM 2.16 x 1.35

2 upvc windows to rear, panelled walls, vinyl floor, vanity wash basin, w c, shower cubicle.

BEDROOM 1 2.74 x 1.82

Upvc window to side, laminate floor, wall mounted heater.

BEDROOM 2 9'5 x 6'5

Upvc window to side, laminate floor, wall mounted heater.

OUTSIDE

Space for table and chairs, rear storage sheds x 3, pressurized hot water cylinder located here.

ASSESSMENTS Band A.

TENURE

The chalet is Leasehold 50 years from November 1976 expiring March 2026, there is an option to extend for a further 25 years. 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.

