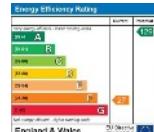


**CHALET 45 WOODLANDS
 BRYNCRUG
 LL36 9UH**

Price guide £38,500 Leasehold



**Well presented 2 bedroom semi detached chalet on this sought after chalet park.
 Easily accessed at the lower end of the site
 Front sitting area, rear paved area, large storage shed
 With contemporary kitchen and shower room**

This well presented chalet is situated at the lower end of 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. Easily accessed with only a few paved steps to the front door. Comprising open plan living area with contemporary well fitted kitchen and shower room and 2 bedrooms. With room for bistro table and chairs or a bench to the front to enjoy the view and a paved area at the rear to bbq in the evening sun. To the side is a large storage shed. All chalet owners may enjoy the facilities of the Woodlands Park which include a heated swimming pool and family restaurant. The chalet has been re wired (2025) and has all new electric panel heaters. It has recently been a successful holiday let through airbnb.

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 chalet comprises wood single glazed doors and windows throughout;

OPEN PLAN LOUNGE AND KITCHEN 14'3 x 9'

Part glazed door and picture window to front, laminate floor, open to:-

KITCHEN 7'4 x 6'

Window to rear with lovely view, base and wall units, laminate work top, stainless steel sink and drainer, electric oven with extractor over, under counter fridge, plastic splash back plumbed for washing machine, laminate floor.

SHOWER ROOM 6'9 x 4'4

2 windows to rear, fully tiled walls and floor, shower cubicle, contemporary wash basin, w.c.

BEDROOM 1 9'8 x 6'9

Window to front.

BEDROOM 2 9'9 x 6'5

Window to rear, built-in cupboard housing hot water cylinder and consumer unit.

OUTSIDE

Space for bistro table and chairs to enjoy the views, storage shed, rear paved area..

ASSESSMENTS Band A

TENURE

The chalet is Leasehold with 19 years remaining (2026) expiring in 2045. The charges per annum are approximately £2,300 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; All 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

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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.

