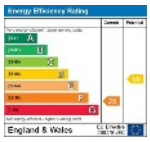
Welsh Property Services
01654 710500
www.welshpropertyservices.com
info@welshpropertyservices.com



CHALET RC4 WOODLAND
BRYNCRUG
LL36 9UH

Price £55,000 Leasehold



Spacious 2 bedroom detached chalet on this sought after chalet park.
Elevated garden area with views over fields to Tywyn in the distance
Multi fuel stove and Calor gas central heating.

This spacious detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Bryncrug and within the Snowdonia National Park, an area of outstanding natural beauty. Comprising open plan living / dining and kitchen with 2 bedrooms and shower room. The chalet is very much a lodge internally with timbered walls. Part upvc double glazed with calor gas central heating and a multi fuel stove. All chalet owners may enjoy the facilities of the Woodlands Park which include a heated swimming pool 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 an 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:

LIVING AREA 4.85 x 4.55
Full length timber double glazed windows and glazed door to front, vaulted ceiling, built in storage cupboard, multi fuel stove on slate hearth, open to:

KITCHEN 2.42 x 2.40
Timber half glazed door and window to side, base and wall units, composite sink and drainer, built in oven and electric hob, part tiled walls, vinyl floor.

Off lounge to:

BEDROOM 1 4.80 x 2.67
2 upvc windows to rear.

Internal hallway with built-in cupboard housing Worcester combi boiler, plumbed for washing machine.

SHOWER ROOM 2.29 x 1.41
Upvc window to side, vanity wash basin, w c, panelled walk in shower cubicle with electric shower, heated towel rail.

BEDROOM 2 2.43 x 2.43
Upvc window to rear.

OUTSIDE
Parking for a vehicle, gate to rear paved area with steps to a small lawned area with views over the fields to Tywyn and the sea in the distance, small shed.

ASSESSMENTS Band A

TENURE
The chalet is Leasehold 50 years with 9 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.

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

WHAT3WORDS: Siblings.condensed.domestic

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.

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.

