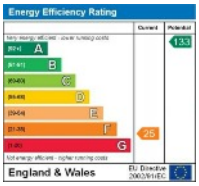
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CHALET 8 WOODLANDS
BRYNCRUG
LL36 9UH



PRICE £55,000 leasehold



Immaculately presented and refurbished chalet
Situated in an elevated position with stunning views
Currently a successful holiday let
21 year lease (2026)
Contents included sold as seen.

This immaculately presented and recently refurbished 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 stunning views of the surrounding countryside and hills. Comprising open plan living area with contemporary kitchen and shower room plus 2 bedrooms. With room for bistro table and chairs to the front to enjoy the stunning view. Currently run as part of a very successful holiday let business and therefore eligible for business rates relief, please note, the business element is not for sale.

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 upvc double glazed door and windows to;

OPEN PLAN LOUNGE AREA 14`3 x 9`
Part glazed door and window to front open to;

KITCHEN 7`4 x 6`
Window to rear, white units, laminate work top, stainless steel sink and drainer, built-in oven and ceramic hob with extractor over, integrated fridge, part tiled walls, laminate floor.

SHOWER ROOM 6`9 x 4`4
2 windows to rear, fully tiled walls and floor, shower cubicle, vanity wash basin, w c, electric towel rail, extractor.

BEDROOM 1 9`8 x 6`9
Window to side, built-in cupboard housing hot water cylinder with consumer unit and hanging space below, wall mounted heaters.

BEDROOM 2 9`9 x 6`5
Window to side, built in cupboard, wall mounted heaters.

OUTSIDE
Space for bistro table and chairs to enjoy the stunning views towards Tywyn and hills of the valley opposite. Right of way beyond to the chalet next door, gated path to side and rear with small storage area.

ASSESSMENTS Band A - currently exempt

TENURE
The chalet is Leasehold with 50 years from 1997 (21 years remaining 2026). The charges per annum are approximately £1,600 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 1 week before Easter.

Agents note; contents included, sold as seen.

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.

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.

Chalet 8 Woodlands, Bryncrug, Gwynedd, LL36 9UH

Approximate Gross Internal Area
31.3 sq m / 337 sq ft

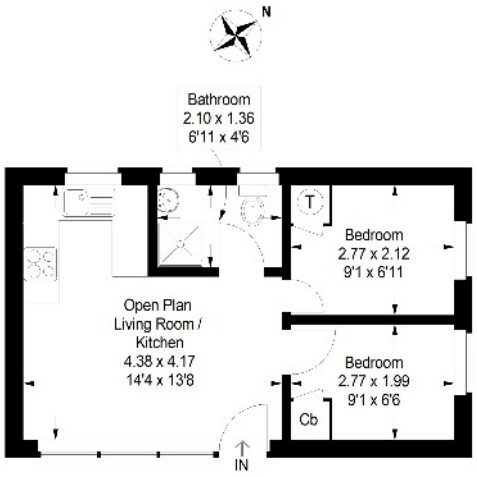


Illustration for identification purposes only, measurements are approximate, not to scale.

















