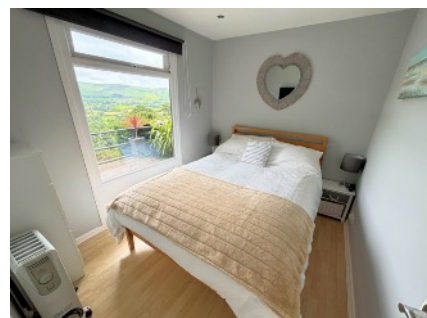


**CHALET 44 WOODLANDS
BRYNCRUG
LL36 9UH**

Price £60,000 Leasehold



**Immaculately presented detached 2 bedroom chalet
Elevated position with private terrace
New 25 year lease (2026)**

This immaculately 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 reaching as far as Tywyn in the distance from the front facing windows, terrace and garden area. Comprising open plan living area, well fitted kitchen, shower room and 2 bedrooms. With laminate flooring throughout. 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 fully glazed door and full length window to front with hillside views over the valley, laminate floor, open to:

KITCHEN 2.16 x 1.65

Upvc window to rear, cream Shaker style units, stainless steel sink and drainer, built in oven, ceramic hob, space for under counter fridge, laminate work-top, part tiled walls.

SHOWER ROOM 2.13 x 1.52

2 upvc windows to rear, tiled walls and floor, vanity wash basin and w c, walk in shower cubicle with electric shower, extractor.

BEDROOM 1 2.76 x 2.34

Upvc window to front, laminate floor.

BEDROOM 2 9'5 x 6'5

Upvc window to rear, laminate floor.

OUTSIDE

Decked terrace, small storage shed, paved area to side, elevated area to rear.

ASSESSMENTS Band A.

TENURE

The chalet is Leasehold 25 years from 2026.

The charges per annum are approximately £2,300 Inc 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 subject to separate negotiation.

WHAT3WORDS:inspected.nature.decisions

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE.
01654 710500 Email:info@welshpropertieservices.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.

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.

