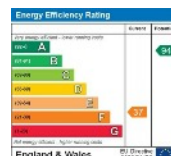


CHALET 36 WOODLANDS BRYNCRUG LL36 9UH

Price £27,500 Leasehold



2 bedroom semi detached chalet
50 year lease from 1994 - 19 years remaining (2025)
Upvc double glazed
Re roofed in 2018

This semi detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Brynecrug and within the famous Snowdonia National Park, an area of outstanding natural beauty. With pleasant views of the surrounding countryside and hills plus the benefit of small area in front which will accommodate a bench and access across the front and rear. Comprising open plan living area and kitchen, shower room and 2 bedrooms. The chalet was re roofed with a rubber roof in 2018 with 10 year guarantee. 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.

Brynecrug 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 14'3 x 13'8 inc kitchen.

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

KITCHEN

Upvc window to rear, base units, stainless steel sink and drainer, built in oven(not in working order), electric hob, space for under counter fridge,laminate work-top, breakfast bar, part tiled walls.

SHOWER ROOM 7'1 x 4'5

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

BEDROOM 1 9' x 6'9

Upvc window to side, built-in cupboard housing instant hot water boiler electric meter and consumer unit located here, laminate floor.

BEDROOM 2 9'5 x 6'5

Upvc window to side, built in cupboard, laminate floor.

OUTSIDE

Tarmac path to front and right of way over the adjoining chalet, access to side and rear. Communal path to front leading to clubhouse and pool.

ASSESSMENTS Band A.

TENURE

The chalet is Leasehold 50 years from 1994 with 19 years remaining (2025). The charges per annum are approximately £2,300 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

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.

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.

