

**CHALET 5
WOODLANDS
BRYNCRUG
LL36 9UH**

Price £39,500 Leasehold



**2 bedroom detached chalet
Upvc double glazed
Lovely rural views
25 year lease (2026)**

This detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Brynchrug and within the famous Eryri National Park, an area of outstanding natural beauty. Situated in an elevated position with beautiful views of the surrounding countryside and hills. With the benefit of a small decked terrace at the side which will accommodate a table and chairs. Comprising open plan living area and kitchen, bathroom and 2 bedrooms. With new 25 year lease (2026).

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.

Brynchrug 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 4.26 x 3.96 inc kitchen.

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

KITCHEN

Upvc window to rear, base and wall units, laminate work top, stainless steel sink and drainer, electric cooker, under counter fridge, vinyl floor.

BATHROOM 2.16 x 1.35

2 upvc windows to rear, panelled walls, vinyl floor, wash basin, w.c, bath with electric shower over and curtain.

BEDROOM 1 2.74 x 1.82

Upvc window to side, built in cupboard housing hot water cylinder with storage below, consumer unit located here.

BEDROOM 2 9'5 x 6'5

Upvc window to side, built in storage cupboard.

OUTSIDE

Decked area with space for table and chairs. There is a public footpath directly in front of this chalet which leads to some lovely walks.

ASSESSMENTS Band A.

TENURE

There is a new lease in place from March 2026 for 25 years. 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.

WHAT3WORDS: [clenching.connector.cases](#)

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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LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

