

**CHALET 4 WOODLANDS
BRYNCRUG
LL36 9UH**

Price £45,000 Leasehold



**2 bedroom detached chalet
Upvc double glazed
Elevated position with private terrace
Lease extension included in price**

This well 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 from the front facing windows and terrace. With patio area to the side and storage shed plus access to a lower grassed area used by this chalet only. Comprising open plan living area, contemporary kitchen with gas hob, shower room and 2 bedrooms. The vendors have partially re wired, insulated and replastered the kitchen/living area and double bedroom and have calor gas for the hob and water heater with external hot water boiler at the rear of the chalet. 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 door and window to front with hillside views over the valley, , open to:

KITCHEN 2.16 x 1.65

Upvc window to rear, taupe Shaker style units, stainless steel sink and drainer, built in oven, gas hob, integrated fridge,laminate work-top, vinyl floor.

SHOWER ROOM 2.13 x 1.52

2 upvc windows to rear, part panelled walls, vinyl floor, wash basin, w c, tiled shower cubicle with water from the gas boiler.

BEDROOM 1 9'5 x 6'5

Upvc window to side, built in cupboard housing new consumer unit.

BEDROOM 2 2.76 x 2.34

Upvc window to side, built in cupboard.

OUTSIDE

Paved terrace, storage shed, paved area to side, access to enclosed and inclined grassed area.

ASSESSMENTS Band A.

TENURE

The chalet is Leasehold and although there is only one year remaining on the lease (2025), the vendors have secured the lease extension and are including a new 25 year lease in the purchase price from 2026.

The charges per annum are approximately £1,918.96 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: Contents are included in the price.

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

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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.

