

**CHALET 43 WOODLANDS  
BRYNCRUG  
LL36 9UH**

**Price £45,000 Leasehold**

Energy Efficiency Rating		Current	Target
Overall Energy Efficiency Rating	B	B	B
Energy Efficiency Rating (Excluding Heating)	A	A	A
Water Efficiency Rating	B	B	B
Energy Efficiency Rating (Excluding Heating)	A	A	A
Water Efficiency Rating	B	B	B

England & Wales 2020/21



**2 bedroom semi detached chalet  
Refurbished in 2020 including new roof  
Upvc double glazed  
Lovely rural views  
Currently let through airbnb**

This semi detached chalet is situated on the Woodlands caravan and chalet park on the outskirts of the village of Brynrcrug and within the famous Snowdonia National Park, an area of outstanding natural beauty. Situated in an elevated position with attractive views of the surrounding countryside and hills. With the benefit of space front and side which will accommodate a table and chairs and useful rear storage shed x 3 - the hot water cylinder is located here. Comprising open plan living area and kitchen, shower room and 2 bedrooms. The chalet was refurbished in 2020 to include new roof, internal walls insulated and plastered, new kitchen, shower room, flooring and installation of a pressurized hot water cylinder. Currently a holiday let through airbnb.

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.

Brynrcrug 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, laminate floor, wall mounted heater.

#### **KITCHEN**

Upvc window to rear, contemporary base units, stainless steel sink and drainer, built in oven and ceramic hob, integral fridge, laminate work-top.

**SHOWER ROOM** 2.16 x 1.35

2 upvc windows to rear, panelled walls, vinyl floor, vanity wash basin, w c, shower cubicle.

**BEDROOM 1** 2.74 x 1.82

Upvc window to side, laminate floor, wall mounted heater.

**BEDROOM 2** 9'5 x 6'5

Upvc window to side, laminate floor, wall mounted heater.

#### **OUTSIDE**

Space for table and chairs, rear storage sheds x 3, pressurized hot water cylinder located here.

**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.

**Agents note: some contents available for separate negotiation.**

**WHAT3WORDS:** Hobby.generally.logs

#### **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.

