



MORRIS MARSHALL & POOLE

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## 17 Llugwy Chalet Park Pennal, Machynlleth, SY20 9JX

- Spacious Detached Cedarwood Chalet
- Small select park in picturesque scenery
- 2 Bedrooms
- Vacant possession
- Available furnished
- EPC Exempt



£61,950

MACHYNLLETH OFFICE

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## General Remarks

This spacious well maintained 2 bedroom cedarwood chalet, erected in the early 1970s, occupies an elevated position with a south facing verandah on this select chalet park on the northern side of the Dyfi Estuary. The chalet enjoys an open outlook over a large grassed area to the fore.

The chalet was completely re-roofed 2 years ago and is eminently suitable for people with mobility issues due to its private car parking adjacent to the chalet.

Chalets on the park are designed to retain maximum privacy and seclusion in mature woodland surroundings, yet also taking full advantage of the south facing location.

Llugwy is situated just ½ a mile from the A493 and about 1 mile from Pennal village, within the southern boundary of the Snowdonia National Park. The unspoilt seaside village of Aberdyfi is just 6 miles away and the area is well known for its sailing, fishing, walking and Championship Golf Course.

## Accommodation

**Lounge** 20'0 x 16'0 (6.10m x 4.88m)

External door to Verandah. Deep picture window to front with fine open views. 4 power points. Telephone point. Cast iron stove and panel heater. Dual aspect. Wide servery to



**Kitchen** 12'0 x 8'0 (3.66m x 2.44m)

Modern range of fitted wall and base units to 2 walls, finished in light oak panelled fronts, wide works surfaces with servery to Lounge. 1½ bowl stainless steel sink unit. 2 Double power points. Cooker point. Single power point. Side door to Verandah.



**Bedroom 1** 12'0 x 12'0 (3.66m x 3.66m)

Two power point. Storage heater. 2 Windows. Dual aspect.



**Bedroom 2** 12'0 x 12'0 (3.66m x 3.66m)

Single power point. Storage heater. 2 Windows. Dual aspect.



## **Inner Lobby**

Colston instant hot water heater and timer. Heated towel rail control. There is a shave point just outside the lobby adjacent to the shower room.

## **Shower Room**

Modern suite comprising Triton electric shower in glazed Coram shower enclosure. Pedestal wash basin.

Low flush WC. Heated towel rail.

### **Parking**

The chalet enjoys private parking for 2 vehicles adjacent to the chalet as well as use of the main car parking area.

### **Occupancy:**

The chalet may be occupied as a holiday home throughout the year for holiday use only, except for the month of November.

### **Outgoings:**

Maintenance Charge currently £320pa in respect of estate maintenance to include site roads, parking area, drainage, sewage plant, upkeep on service pipes, water charges, landscaping, etc.

### **Tenure:**

Leasehold from the Management Company. 99 year running from 1996 at a peppercorn ground rent. The purchase price includes an equal shareholding with the other chalet shareholders in the Management Company, which owns the Freehold of the site.

### **Services:**

Mains electricity, private water supply and drainage system. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

### **Council Tax:**

Council tax band (A).

### **Viewing:**

By arrangement with the selling agents Machynlleth office on - 01654 702 472

### **Negotiations:**

All interested parties are respectfully requested to negotiate direct with the Selling Agents.

### **Directions:**

From Machynlleth follow the A487 out of town turning left onto the A493 immediately after crossing the Dyfi Bridge. Continue for 2 miles and turn left at the sign for Gwerniago Farm. Proceed for ½ a mile and turn left into the chalet park, immediately before Llugwy Lodge. No.17 is on the left hand side.

### **Website:**

To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

### **Ref:**

Machynlleth Office: Tel: 01654 702 472

Ref: NPE/GH/009362 Date: 11.05.16

### **MMP Survey Department**

If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

### **Schedule of Contents (Main Items)**

#### **Lounge**

Pine coffee table with storage, 2 bookcases and dresser - all matching units.

3 Piece suedette suite (as new)

Circular dining table & 6 Chairs

Colour TV and video unit

Wicker log storage

#### **Kitchen**

Belling Compact 4 ring electric cooker

Hinari Microwave & Toaster

Rotisserie

Kettle

LEC Fridge/Freezer

Cutlery, China, glassware etc.

Pots & Pans

#### **Bedroom 1**

Double wardrobe & matching dresser unit with mirror

Matching full length adjustable mirror

Bedside Chair

2 Bedside units (3 drawers) with lamps

Storage radiator

Free standing heater

#### **Bedroom 2**

Pine bunk beds & mattresses

Single bed & mattress

Dralon chair

5 Drawer chest

Wardrobe

Storage heater

Free standing heater

#### **Bathroom**

Mirror

Mirror Front Cabinet

#### **General**

Fitted carpets, curtains and overhead lights. Upright vacuum cleaner, lawnmower.

