

**REDUCED**

# Legal 2 Move

*Property Sales and Conveyancing*

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*1 Park View, Penmaendyfi, Cwrt, Pennal, Machynlleth, SY20 9LD*

**THE PROPERTY COMPRISES;**



- **HALLWAY**
- **THREE BEDROOMS**
- **BATHROOM**
- **OPEN PLAN KITCHEN / LOUNGE**
- **DECKED BALCONY**
- **DOUBLE GLAZED WINDOWS AND PATIO DOOR**
- **PRIVATE, WELL TENDED SITE FOR 24 HOLIDAY HOMES**
- **COMMUNAL CAR PARK**
- **VIEWS OVER UNSPOILT COUNTRYSIDE AND ESTUARY IN THE DISTANCE**
- **FURNISHED**
- **OWNER/ FRIENDS & FAMILY HOLIDAY USE ONLY**
- **NO DOGS PERMITTED**



*Spacious, semi-detached, three bedroom furnished holiday chalet, set in well tended colourful gardens on this private site of 24 holiday homes, coach house and farmhouse, occupied by the site owners. The location is superb with views of surrounding, unspoilt countryside and estuary in the distance. The chalet, for holiday use only, cannot be sub let and can only be used by the owner, family and friends. Unfortunately, as there are grazing fields for sheep, no dogs are allowed on this site.*

**Leasehold.**  
**(37 years remaining)**  
Reduced from £45,000 to  
**Offers in Excess of £25, 000**

**Location**

The village of Cwrt is a hamlet of properties on the edge of the village of Pennal, approximately 11 miles to the coastal town of Tywyn and 3 miles to the historic market town of Machynlleth, both along the A493.

From the village of Cwrt, take the lane off the A493 and continue 0.3 miles to the site of Penmaendyfi, on the left hand side. On the approach, continue the driveway keeping the farmhouse on your right.

Continue up the hill into the communal car park. Access to 1 Park View is along the communal pathway to the chalet or, steps to the side of the chalet, next to the coach house.

**Description**

Leasehold, semi-detached, three bedroom cedar wood chalet, located on a private, well tended site.

The property has upvc double glazed windows and patio door to rear elevation. Entrance is via a Georgian style hardwood door which leads into ~

**Hallway 'L' shaped**

Beech effect laminate floor, neutral decor and cloak hanging space. White panelled doors to bathroom, three bedrooms and open plan lounge to kitchen.

**Bedroom 1 (Front) 8' 1 x 7' 8 (2.46m x 2.34m)**

Neutral carpet, wall mounted consumer unit and power points. Bunk beds, chest of drawers and bed-side drawers. Double glazed window to front elevation.

**Bedroom 2 (Rear) 9' 5 x 9' (2.87m x 2.74m)**

Neutral carpet. Electric wall heater and power points. Double bed, wardrobe, chest of drawers and bed-side drawers. Double glazed window to rear elevation overlooking the decked balcony.

**Bedroom 3 (Rear) 9' 4 x 6' 7 (2.84m x 2.01m)**

Neutral decor. Electric wall heater and power points. Double bed, wardrobe, chest of drawers and bed-side drawers. Double glazed window to rear elevation overlooking the decked balcony.

**Bathroom (Front)**

Fully tiled walls and vinyl floor. White suite, comprising close coupled W.C., pedestal wash hand basin and panelled bath. Door to airing cupboard housing the hot water tank. Double glazed window with obscure glass to front elevation.

**Breakfast Kitchen (Front / Rear) 17' x 13' 1 (5.18m x 3.99m)**

Open plan to Lounge. Beech effect laminate floor and neutral decor.

**Kitchen Area**

Shaker style, Beech effect kitchen comprising base units, drawers and wall cupboards. Stainless steel sink and drainer. Complementing work tops and power points. Free standing LPG cooker, fridge freezer and kitchen table and four chairs. Double glazed window to front elevation.

**Lounge Area**

Two seat sofa and bed settee. Coffee table and small T.V. Power points, double glazed window and patio doors to rear elevation overlooking decked balcony.

**Balcony 30' x 12' 6 Max. (9.14m x 3.81m Max.)**

Enclosed, decked balcony with gate to side elevation. Superb views over this well tended site, farm house and extended views to the estuary in the distance.

**Outside**

Communal car park and well tended gardens.

**ALL SIZES ARE APPROXIMATE**

MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

<b>Offers in Excess of</b>	£25, 000
<b>Tenure</b>	Leasehold. 70 years from 1990 (37 years remaining)
<b>Council Tax Banding</b>	A
<b>Services</b>	Electricity, water and drainage connected.
<b>Annual Charges to include Ground rent, maintenance and insurance</b>	£2, 722.67
<b>Electricity &amp; Water metered</b>	
<b>Local Authorities</b>	Gwynedd Council.
<b>Water</b>	Private
<b>Viewing</b>	Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ <a href="http://www.legal2move.co.uk">www.legal2move.co.uk</a> E-mail ~ <a href="mailto:info@legal2move.co.uk">info@legal2move.co.uk</a>
<b>Agents Note</b>	The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they are fit for their purpose.

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