

# Legal 2 Move

*Property Sales and Conveyancing*

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*Chalet 3 Parkway, Penmaendyfi, Cwrt, Pennal, Machynlleth, SY20 9LD*



*Freehold  
Offers in excess of £105,000*

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**Chalet 3 Parkway, Penmaendyfi, Cwrt, Pennal, Machynlleth, SY20 9LD**



**THE PROPERTY COMPRISES;**

- **COMPLETE RENOVATION TO SHOW HOME STANDARD**
- **LOUNGE / OPEN PLAN FITTED KITCHEN**
- **BATHROOM**
- **BEDROOM WITH EN-SUITE SHOWER ROOM**
- **FITTED BEDROOM FURNITURE**
- **DOUBLE GLAZED WINDOWS**
- **BI-FOLD DOORS TO LOUNGE**
- **UNDERFLOOR HEATING (controlled by a Smart phone)**
- **INSULATED WALLS, FLOORS & CEILINGS**
- **LARGE DECKED BALCONY WITH LIGHTING**
- **REAR GARDEN & COMMUNAL CAR PARK**
- **SUPERB VIEWS ACROSS OPEN COUNTRYSIDE LEADING DOWN TO THE DOVEY ESTUARY**
- **PRIVATE CHALET PARK**
- **FREEHOLD**
- **SOME FURNITURE NEGOTIABLE**
- **NO DOGS PERMITTED**

**Offers in excess of £105,000**

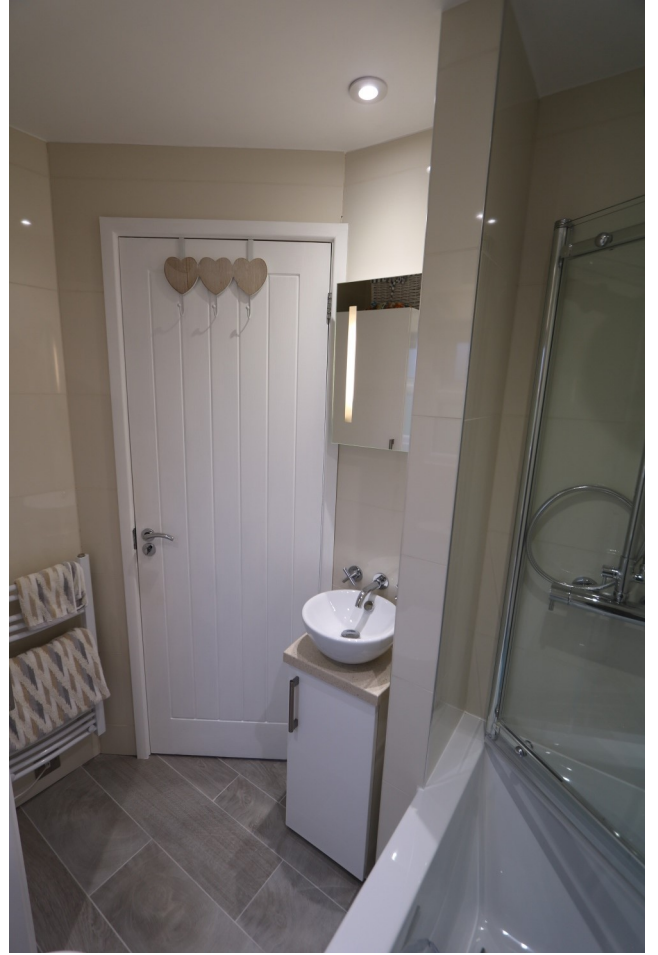
*This exceptional chalet has been renovated to a high standard. Attention to detail is demonstrated with high quality modern day fixtures and fittings. The property, with both bathroom and en-suite facilities, benefits from double glazing and under-floor heating. Well insulated with thermal efficiency to walls, floors and ceilings, this is a property ready to enjoy without the additional cost of improvement. The quality fitted kitchen, with integrated appliances, has panoramic rear views across unspoilt countryside. The lounge has full width, double glazed bi-fold doors which open out to a south facing decking with views across countryside and the Dovey estuary beyond. The bedroom has fitted bedroom furniture which includes a double wardrobe, with mirrored sliding doors and internal lighting. The fully tiled en-suite shower room has a walk in shower and surface mounted hand wash bowl mounted on a Corian worktop with vanity cupboard beneath.*

*This holiday home has so much to offer, a peaceful retreat within a private five acre site of 20 properties in beautiful surroundings.*

**PLEASE NOTE** that there are no dogs permitted at this site and that this Chalet is for holiday use only and cannot be occupied as a residential home.



*Chalet 3 Parkway, Penmaendyfi, Cwrt, Pennal, Machynlleth, SY20 9LD*



### Location

The village of Cwrt is a hamlet of properties on the edge of the village of Pennal, approximately 6 miles to the coastal town of Aberdyfi and approximately 4 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 3 Parkway is located along the communal pathway to the end of the site on the right hand side. Our 'For Sale / Ar Werth' sign is NOT displayed.

### Description

Freehold, end of terrace, one bedroom French oak clad chalet, with large decked south facing balcony. This exceptionally well presented holiday home is located within a private, well tended site of 20 properties, surrounded by unspoilt countryside with the Dovey estuary beyond. This renovated property has both double glazing and under-floor heating throughout.

### Balcony (Front) 24' x 9' 1 (7.32m x 2.77m)

Privately enclosed, this spacious decked balcony is gated and has a lighted canopy above the bi-fold doors. The balcony, with power points, extends the inside of the chalet to the outside, offering a sociable space for Al Fresco dining. Superb views extend over unspoilt countryside with the Dovey estuary beyond.

### Open plan lounge and kitchen 14' 2 x 13' 5 (4.32m x 4.09m)

#### Lounge (Front)

Open plan to the kitchen, this modern interior has light flooding in from the double glazed bi-fold doors. Immaculate and well presented, the walls are decorated in a soft dove grey emulsion and complemented with grey ceramic tiled floor, with under-floor heating. Ceiling inset spot lighting, stainless steel power points and switches. T.V. aerial point and T.V. power point at high level.

#### Kitchen (Rear)

Matching ceramic floor tiling and under-floor heating. Open plan to the lounge area, this modern, fully equipped high quality Magnet kitchen, in a shade of heritage green, is fitted with base units, wall cupboards and drawers. The Franke one and a half bowl sink is complemented with a Corian work top. Integrated appliances include a dishwasher, fridge freezer, wine cooler, electric oven and hob with extractor hood over. A McDonald Engineers hot water system is installed beneath the kitchen base units. This supplies ample hot water to the kitchen, the bathroom and the en-suite shower room. Stainless steel power points and double glazed picture window to rear elevation with superb views over unspoilt countryside. White internal doors lead into the bathroom and bedroom.

### Bathroom (Rear) 6' 6 x 5' 4 (1.98m x 1.63m)

Modern and bright bathroom with matching ceramic floor tiling and under-floor heating. Fully tiled walls and ceiling inset spot lighting. White, full length bath with shower screen over. Shower, with both rain fall shower head and hand held shower attachment. Contemporary surface mounted wash hand bowl and Corian work top with vanity unit beneath. Wall mounted heated mirror with light. Close coupled W.C., heated towel rail and extractor fan. Full height white gloss built-in cupboard with plumbing for washing machine and power point for a separate dryer. Double glazed window with obscure glass to rear elevation.

### Bedroom (Front / Rear) 13' 4 x 9' (4.06m x 2.74m)

Double aspect bedroom, with a superb layout. Tastefully designed, with soft dove grey decorated walls, ceramic tiled under-floor heating and ceiling inset spot lighting. Two over bed, double wall lights. Fitted double wardrobe with internal lighting and mirrored sliding doors. Built-in dressing table with large wall mirror which reflects the light and outside views. Power points, T.V. aerial point and smoke alarm. Double glazed windows to front and rear elevation with views. Door to en-suite shower room.

### En-Suite Shower Room (Rear) 4' 8 x 4' 1 (1.42m x 1.24m)

Ceramic tiled under-floor heating, fully tiled walls and ceiling inset spot lighting. Corner shower cubicle and shower, with both rain fall shower head and hand held shower attachment. Contemporary surface mounted wash hand bowl and Corian work top with vanity unit beneath. Heated wall mirror with lighting and shaver point. Close coupled W.C., heated towel rail and extractor fan. Double glazed window with obscure glass to rear elevation.

**Outside**

**Rear**

The rear garden, which does not form part of the Freehold, is well tended and laid to lawn. A low maintenance garden area with uninterrupted views across open, unspoilt countryside.

**Side**

A paved and gravel pathway leads to the rear garden.

**Front**

Well maintained and tended communal garden, decorated with shrubs.

<b>Offers in excess of</b>	£105,000
<b>Tenure</b>	FREEHOLD
<b>Council Tax Banding</b>	A
<b>Services</b>	Electricity, water and drainage connected.
<b>Annual Charges</b>	Maintenance Charge invoiced annually. (£1093.35 plus V.A.T charged for the period June 2024 to June 2025 )
<b>Local Authorities</b>	Gwynedd Council.
<b>Water</b>	Private. Annual charge £80.00
<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
<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.

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.