

Legal 2 Move

Trefeddyg
High Street
Tywyn
Gwynedd
LL36 9AD
Tel. 01654 712 218

Property Sales and Conveyancing

11 Penrallt Street
Machynlleth
Powys

www.legal2move.co.uk
email: info@legal2move.co.uk

SY20 8AG
Tel. 01654 702335

Chalet 25, The Orchard, Garth Holiday Park,
Dolguog, Felingerrig, Machynlleth, SY20 8UJ



Leasehold.

Guide Price £67,000

zoopla

OnTheMarket

Legal 2 Move is part of Evans Roberts Solicitors
(Tai + Twrnai)

Chalet 25 The Orchard, Garth Holiday Park, Dolguog, Felingerrig, Machynlleth, SY20 8UJ

This property comprises:

Open plan Kitchen / Diner / Lounge * Inner Hallway* Shower Room*
Two Double Bedrooms, Master with En-Suite * Double Glazing*
Electric Heating* Furnished and Fully Equipped * Parking* Private
Chalet Park * Views of Surrounding Countryside*



Immaculate, fully equipped holiday retreat, located within a private chalet park, surrounded by unspoilt countryside. This well presented two bedroom chalet, double glazed and with electric heating, enjoys a decked balcony for those who enjoy Al Fresco dining and garden. This desirable location, is approximately 1 mile to the historic market town of Machynlleth with main railway station close-by. The town is popular for music festivals, individuals shops, art galleries and antique shops. Annual events include the Comedy Festival, hosted by popular national celebrities, Dyfi Enduro, for those keen cyclists and the Sion Wyn 7's Rugby competition.

Viewing is highly recommended to those seeking to escape the city to enjoy beautiful peaceful surroundings

Location

From the Clock Tower in Machynlleth, proceed into Maengwyn Street (High Street). Continue on the A489 for approximately 0.5 miles. Take a left hand turn for Dolguog Hall Hotel and continue the lane towards the hotel. Do not turn into the hotel, take the next left turn into The Orchard. No. 25 is located at the bottom of the road on the right hand side. Our 'For Sale / Ar Werth' sign is displayed.

Description

Detached, two bedroom cedarwood chalet for holiday use only, twelve months of the year. Double glazed windows and door surmounted by a pitch felt roof. Entrance is along a gated decked balcony, through a upvc double glazed door which leads into ~

Open Plan Kitchen / Diner / Lounge 19' 4 x 15' 5 (5.79m x 4.70m)

A welcoming bright spacious room, tastefully decorated. High ceiling, neutral decor and views over the garden and countryside beyond.

Kitchen Area (Rear / Side)

Vinyl floor and neutral decor. Fully equipped, traditional style kitchen with base units, drawers, wall cupboards and housing for the microwave and fridge freezer. Cream polycarbonate sink and drainer and complementing work tops. Built-in Stoves electric fan oven and separate induction hob with extractor hood over. Fridge freezer, microwave and washing machine included. Built-in larder / storage cupboard, power points and double glazed window with roller blind to side elevation.

Dining Area (Rear)

Neutral decor and fitted with a grey carpet extending into the lounge area. Oak extendable table and four chairs. Wall light, power points and double glazed window with curtains.

Lounge Area (Rear)

Grey carpet and neutral decor. Wall lights. Chimney breast with wall mounted living flame electric fire. Built-in corner unit housing the colour T.V. Two, three seater sofas, power points and 'Fisher' electric radiator. Three double glazed windows with curtains and double glazed French doors leading out to the decked balcony.

Inner Hallway 6' 5 x 4' 2 (1.96m x 1.27m)

Neutral decor and grey carpet. Built-in storage cupboard, slim line storage heater and smoke alarm. Access to roof space. Doors leading into two bedrooms and shower room.

Shower Room 6' 7 x 6' 5 (2.01m x 1.96m)

Spacious, bright and modern. White distressed effect laminate floor. White suite comprising close coupled W.C., porcelain sink with vanity cupboards beneath and wall mounted mirror and shaver light. Glazed door to shower enclosure, seated, shelved and fitted with a Triton electric shower. Dimplex electric wall heater, extractor fan and chrome sanitary fittings. Double glazed window with obscure glass and roller blind to side elevation.

Bedroom 1 (Front)**9' 5 x 7' 4 (2.87m x 2.24m)**

Neutral decor and grey carpet. Well presented twin bedded room with double built-in wardrobe. Two twin beds with reading lights over. Power points and wall mounted electric heater. Double glazed window with curtain to front elevation with views over unspoilt countryside.

Bedroom 2 (Front)**10' 6 x 8' 2 (3.20m x 2.49m)**

Neutral decor and carpet. Good size room with en-suite cloakroom off. Double bed with overhead storage cupboards, matching dressing table and two double fitted wardrobes, one housing the consumer unit. Power points and wall mounted electric heater. Double glazed window with curtain, to side elevation.

En-suite Cloakroom (Side)**7' 4 x 3' 3 (2.24m x 0.99m)**

Neutral decor and carpet. Modern white suite comprising close coupled W.C., Porcelain sink with vanity unit, mirror and shaver light over. Extractor fan, Dimplex wall heater and double glazed window with obscure glass and roller blind to side elevation.

ALL SIZES ARE APPROXIMATE

Outside

Front

Car parking space for two cars.

Side

One side of the chalet has a raised decked balcony with access into the chalet. This balcony extends to the rear. The other side of the chalet housing a timber store.

Rear

A decked balcony offers seating and Al Fresco dining. A restive spot overlooking the garden and countryside .

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.

Chalet 25 The Orchard, Garth Holiday Park, Dolguog, Felingerrig, Machynlleth, SY20 8UJ



Guide Price £67,000.00

Tenure

Leasehold - There is a ten year Lease remaining however, there is a right to renew the lease for a further 20 years. This cannot be renewed any sooner than 12 months of the lease expiry date.

Maintenance Charges *Annual charge for the year 2025 - £3597.57 (incl. VAT)*

Council Tax *Exempt*

Services *Electricity, water and drainage connected. Full fibre broadband connected.*

Local Authorities *Powys Council.*

Water *The water is included in the site maintenance charges*

Viewing

Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218.

Alternatively, at 11 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335.

Website: www.legal2move.co.uk email: info@legal2move.co.uk

Agents Note

The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.