



Tom Parry

Land and Chalet, Dwyfor Ranch, Llanystumdwy, LL52 0SU

£130,000

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Tom Parry & Co are delighted to offer for sale this rare opportunity to purchase both land and a chalet on the popular Dwyfor Ranch in Llanystumdwy. The sale will include a freehold two bedroom chalet, access roads and pathways, two parking areas and a field at the end of the site.

Our Ref: C416

ACCOMMODATION

All measurements are approximate

CHALET 'BLAKENEY'

Kitchen

with a range of fitted wall and base units; tall larder cupboard; fitted electric hob and single oven; space for table; stainless steel sink and drainer; window and door to the side

Inner Hallway

Living Room

with sliding doors onto decked veranda enjoying beautiful sea views and log burning stove

Bedroom 1

with carpet flooring

Bedroom 2

with carpet flooring

Shower Room

with wash basin set on vanity dresser; shower cubicle and low level WC

EXTERNALLY

We decked veranda to the front enjoying sea views and lawned garden to the front and side

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

This property is offered for sale on a freehold basis. The following is included:

When you enter 'The Ranch' past the rabbit farm there is a parking area at the entrance of the site, as annotated as 'Main Car Park' on the site plan. This land is all included within the sale. Note that the

freehold chalet owners (those north of the access road) have a right to park in this area in the deeds of their properties.

The access roads and pathways are also included in the sale, which includes to the stone boundary walls to the site. The road leads to a further parking area, labelled '2nd parking area' on the site plan.

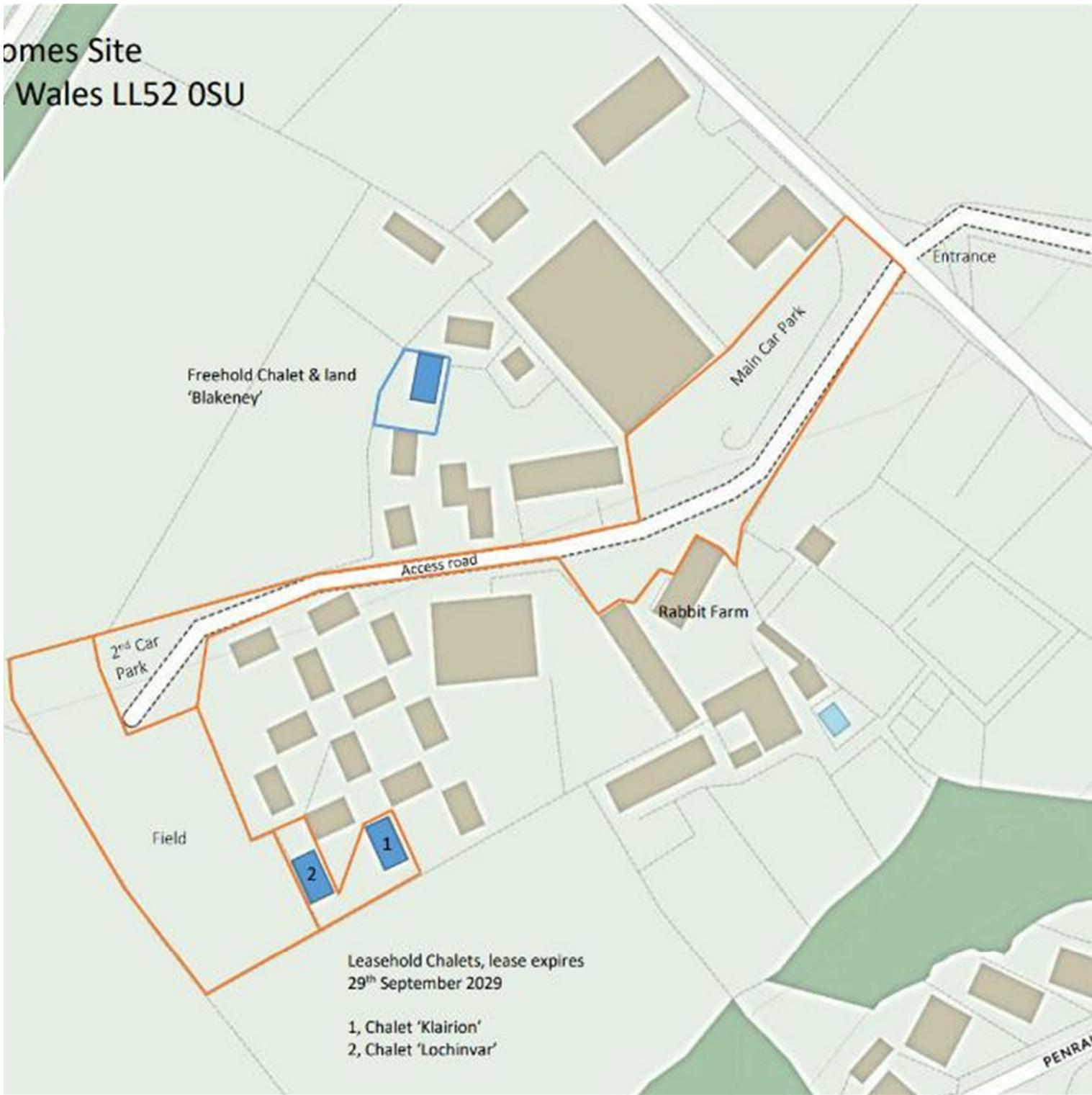
To the south and west of the second car park is a field, marked on the plan.

Furthermore, the freehold of the land beneath chalets 'Klairion' and 'Lochinvar' is also included in the sale. Currently this generates a ground rent of £339.94 per quarter per chalet, £2719.52 per annum for both. The leases for both of these premises expire in 2029, at which point the land would revert to the Landowner.

Our understanding is that all chalet owners, whether freehold or leasehold, have a joint responsibility for the maintenance of the access roads.



omes Site
Wales LL52 0SU



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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited



Floor plan Awaited