



Artro Lodges, Llanbedr LL45 2PZ

£215,000

A fantastic opportunity to own a stylish holiday home or create a lucrative business opportunity in the heart of the Snowdonia National Park.

This spacious, contemporary, cedar wood chalet sits on a select development in the popular coastal village of Llanbedr. The Maes Artro development is quiet and secluded surrounded by woodland and fields but within minutes walk of the popular village of Llanbedr with its 3 friendly pubs. Sandy beaches are very close as are river and mountain walks.

No 22 is not only the perfect coastal retreat, but also presents a very lucrative holiday rental business opportunity which has brought the current owners a healthy income. With an Energy Performance Score of C, full double glazing, gas central heating and including contents the lodge is ready and waiting for new owners to enjoy.

- Detached Scandinavian style lodge
- Lovely quiet development in coastal village
- Walking distance of 3 friendly pubs
- Fantastic holiday rental income potential, contents and hot tub included in sale
- First floor balcony with seating area.
- 3 Bedrooms, 2 en-suites and family bathroom
- Close to sandy beaches, river and mountain walks
- Perfect coastal retreat
- Large decking, garden area and wheel chair accessible
- Electric car charger outlet



Lounge & Decking

6.73 x 4.15 (22'0" x 13'7")

Steps lead to the covered decked veranda to the front of the lodge where French doors open to the spacious lounge/diner which has a large seating area for socialising and relaxing in front of the TV plus room for a family sized dining table and chairs. It is also possible to install a wood burning stove although this highly energy efficient lodge is cheap and easy to heat.

The covered veranda to the front with glass and chrome balustrade has a seating area and a large hot tub that is included in the sale..

Kitchen

3.76 x 3.25 (12'4" x 10'7")

A well equipped contemporary kitchen with a generous range of wall and base units. All the integrated units are included in the sale and consist of built in oven and hob, built in dishwasher and fridge freezer. There is space and plumbing for a washing machine in the separate utility room.

Utility Room

4.54 x 1.86 (14'10" x 6'1")

With ramp access to the outside making the lodge easily accessible for wheelchair users and those with reduced mobility. The utility room has space and plumbing for a washing machine and counter with sink over. With its own entrance, it is the perfect space for shedding muddy and sandy boots, shoes and outdoor equipment and rubbing down the dog after enjoying a day on the beach or in the mountains.

Principal Bedroom with Balcony

5.18 x 4.15 (16'11" x 13'7")

To the first floor, this very generous double with en-suite also benefits from French doors opening onto a large balcony with seating area and glass and chrome balustrade.

En-suite to Principal Bedroom

1.88 x 1.67 (6'2" x 5'5")

With white suite comprising of low level WC, shower and hand basin with mirror and light over. Plenty of natural light from the roof light window plus recessed spotlights.

Bedroom 2

5.79 x 4.15 (18'11" x 13'7")

With window to the rear looking over greenery and door to en-suite.

En-suite to Bedroom 2

1.97 x 1.88 (6'5" x 6'2")

With white suite comprising of low level WC, shower and hand basin with mirror and light over. Plenty of natural light from the roof light window plus recessed spotlights.

Bedroom 3

3.76 x 3.36 (12'4" x 11'0")

A large double on the ground floor with window over looking the gardens and grounds.

Family Bathroom

2.05 x 1.86 (6'8" x 6'1")

To the ground floor with white suite comprising of low level WC, hand basin and bath.

Tenure

The lodge is leasehold with 123 years remaining. The property can be occupied for 12 months of the year however there is a maximum 28 day occupancy rule and the property cannot be used as a main residence. To be eligible to purchase you have to already have a full time home address. Commercial holiday rentals are permitted and many of the lodges on site are on business rates. Please contact the Estate Agent for income details. Owner's own pets are allowed only. Site fees are £2,520 per annum.



Additional Information

We are advised by Gwynedd Council that the lodge is exempt from the second home council tax premium. This is due to it being classified as 'Class 6 Seasonal homes where year-round occupation is prohibited', please contact Gwynedd Council for further details.

It is connected to mains electricity, water and drainage and is fully double glazed with gas central heating.

It has a very good Energy Performance Certificate of C.

The chalet is clad with cedar wood giving it an attractive reddish hue and the lovely aroma reminiscent of a Scandanavian forest. This material is especially suitable for chalets being incredibly durable, water, weather, rot and insect resistant.

Please note - all contents fixtures & fittings are included in the sale plus the hot tub.

Llanbedr & Its Surrounds

The pretty village of Llanbedr quietly nestles in ancient woodland between The Rhinogs, part of the Snowdonia Mountains, and the stunning golden beaches of the North Wales coastline. Situated next to the beautiful River Artro, and boasting a mild climate due to its unusual positioning behind the high dunes of a nature reserve, this charming village has an exciting array of wildlife and birds, handy local shops, bike hire and mountain walks on your doorstep, as well as three excellent pubs. The small town of Harlech is just 3 miles away and boasts the World Heritage Site of Harlech Castle, a majestic 13th century stronghold, the most impressive of all those built in North Wales by Edward I. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including

some good quality restaurants and the most magnificent six-mile long sandy beach, perfect for wonderful walks and family fun. Nearby Barmouth offers the amazing Panorama Walk along the beautiful Mawddach Estuary, providing breathtaking vistas, which were described by John Ruskin as "the most sublime view in Europe" and also a harbour from which you can catch a ferry to Fairbourne for a ride on the miniature railway, or a boat trip out to sea to try mackerel fishing. With the delights of Snowdonia National Park and beautiful Cardigan Bay to discover, this is a fantastic holiday location at any time of the year.



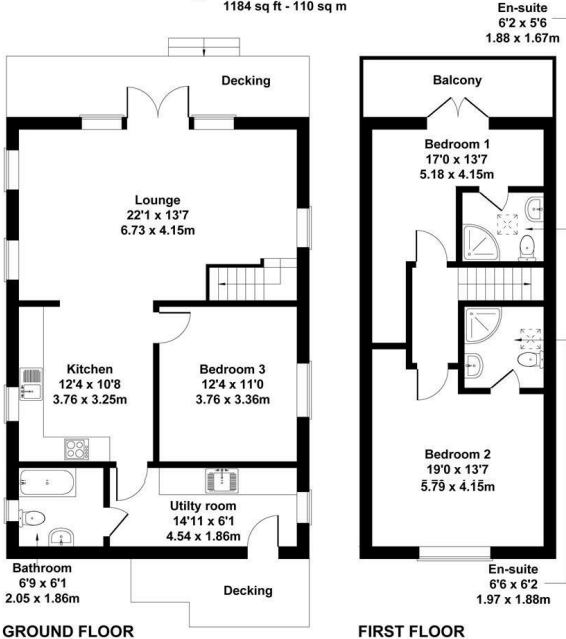






Lodge 22, Artro Lodges, Llanbedr

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

