



Lodge 21

Llanbedr | LL45 2PZ

£229,950

MONOPOLY
BUY ■ SELL ■ RENT



Lodge 21

Llanbedr | LL45 2PZ

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.

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

No 21 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 (the owners advise they have had over £55,000 of bookings in the last 12 months). With an Energy Performance Score of C, full double glazing, gas central heating and all contents included the lodge is ready and waiting for new owners to enjoy.

To the ground floor there is a spacious lounge/diner opening onto a large decking area perfect for soaking up the sun and alfresco dining. There is also a large double bedroom, bathroom and wheelchair access to the outside.

The kitchen is well equipped with built in appliances comprising of dishwasher, fridge freezer, electric oven and hob. To the rear there is a separate utility room with washing machine.

To the first floor are two further doubles with en-suites and the principal bedroom benefits from glazed doors to a private balcony and seating area.

Please note - all contents fixtures & fittings are included in the sale. The owners have made several interior upgrades installing a new shower, new carpets throughout, blinds & curtains. New sofas, beds and replacement oven.

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



Lounge & Decking

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

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 also a large hot tub (all contents are included).

Kitchen

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

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

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

With ramp access to the outside making the lodge easily accessible for wheelchair users and those with reduced mobility. The utility room has 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

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

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

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

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

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

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

En-suite to Bedroom 2

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

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

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

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

Family Bathroom

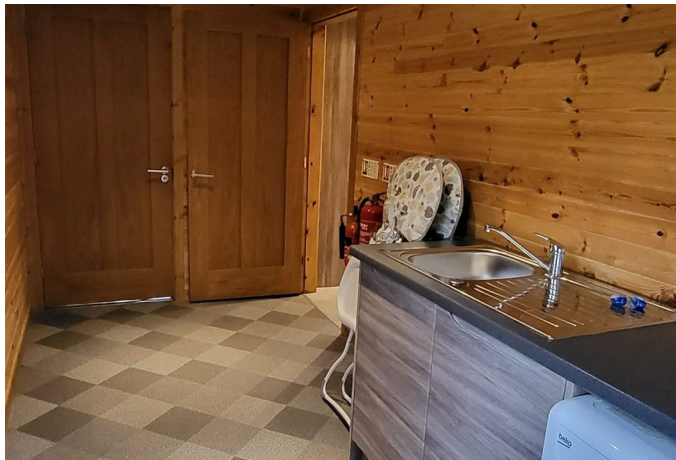
6'8" x 6'1" (2.05 x 1.86)

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

Tenure

The lodge is leasehold with 248 years remaining on the lease. The property can be occupied for 12 months of the year however there is a 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, this lodge has met the criteria as it achieved 222 nights last year. 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.

We are informed that the lodge was holiday let for 222 nights last year which means that it qualifies for business rates which are currently fully rebated for small businesses.

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

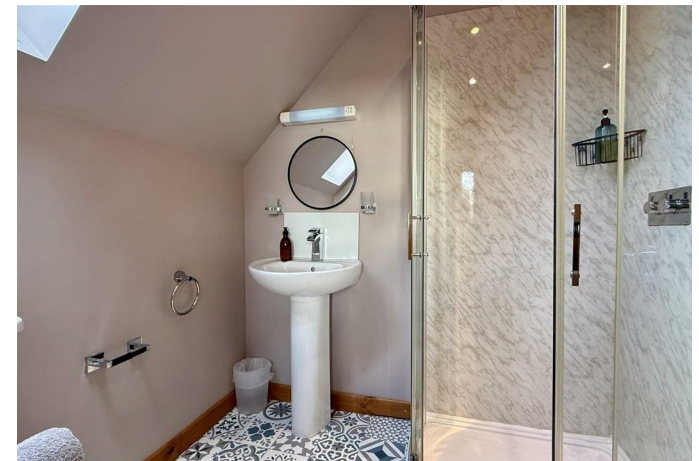
It has a very good Energy Performance Certificate of C.

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

Llanbedr and 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.

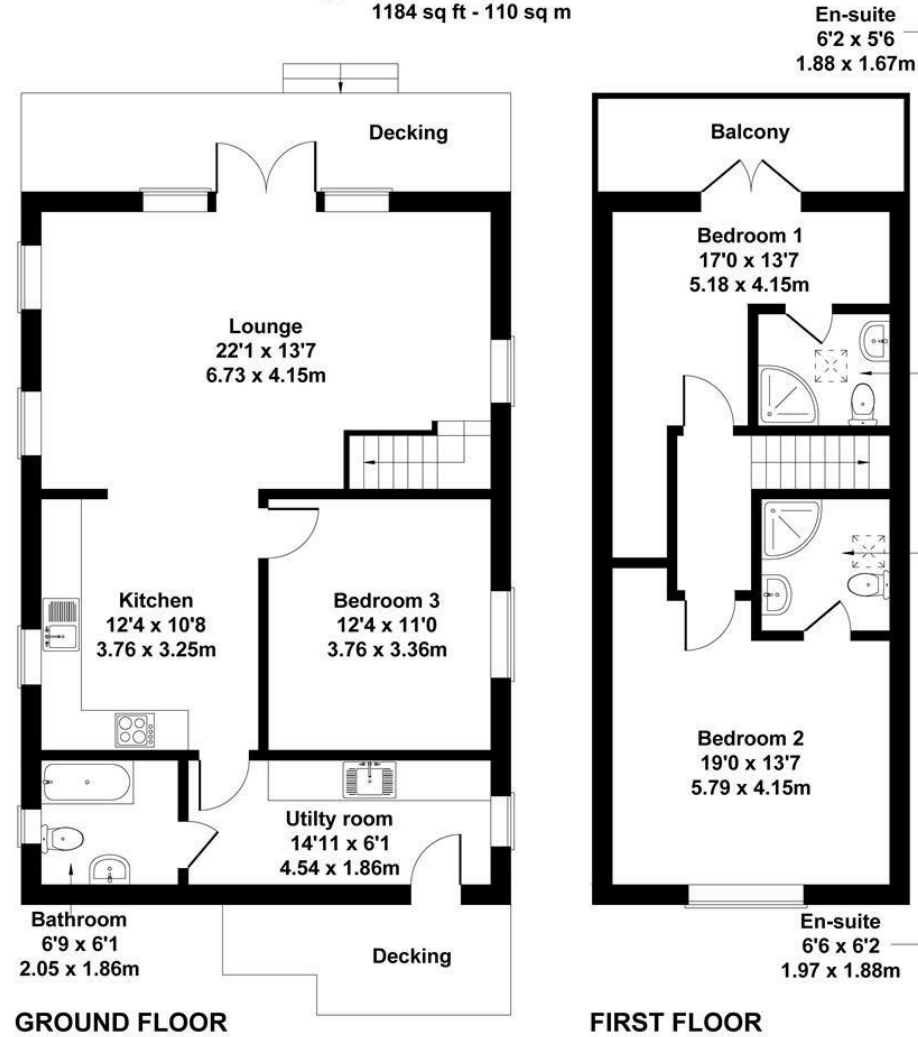






21 Artro lodge

Approximate Gross Internal Area
1184 sq ft - 110 sq m

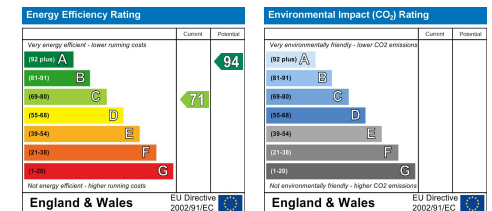


Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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.









1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT