



Tom Parry

22 Maes Artro, Llanbedr, LL45 2PZ
Offers in the region of £235,000

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22 Maes Artro is a luxury bespoke timber frame lodge, built on site in 2015 and is compliant with all building regulations. It is a spacious, smart 3 bedroom layout, with a balcony on the first floor and a ground floor veranda for the hot tub and alfresco dining. Providing unique accommodation, this is the most perfect stress free holiday property ever!

It is located on a small, privately owned lodge site which is open 12 months of the year, and is situated in Llanbedr - a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Note: Terms of the lease must be read prior to viewing. This property cannot be lived in as a permanent residence due to Snowdonia National Park planning restrictions as a second property for leisure purposes only. Occupancy must not exceed 28 days in any given month. Proof of main address will need to be provided to the National Park office. The property is classed as a holiday let and as such is registered as a business and not liable for Council Tax.

Accommodation comprises: (all measurements are approximate)

Rear entrance door into

GROUND FLOOR

Lounge dining room and kitchen

8.05 x 6.78 (26'4" x 22'2")

Large open plan area with kitchen fitted with wall and base units, including 1 1/2 sink and drainer unit, integrated dishwasher, integrated fridge/freezer, integrated electric oven with hob and extractor hood above, laminate worktops, window to side, vinyl flooring, radiator, opening into lounge/dining area with windows on all aspects, feature log burning stove set on slate hearth, radiator, double doors opening onto front verandah, stairs leading to first floor

Utility Room

1.86 x 4.55 (6'1" x 14'11")

Single sink and drainer unit, plumbing for washing machine, "Worcester" boiler, window to side, radiator, vinyl flooring, door into

Downstairs bathroom

Bath with hand held shower above, wash hand basin with mirror, light and shaving socket above, low level W.C., radiator, vinyl flooring, obscured window to side

Bedroom 1

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

Fitted carpet, window to side, radiator

FIRST FLOOR

Landing

Fitted carpet, doors leading to

Bedroom 2

5.60 x 4.15 (18'4" x 13'7")

Fitted carpet, radiator, doors opening onto front balcony with views over woodland and site, door into

En-suite bathroom

Fitted with suite comprising corner shower cubicle, wash hand basin with mirror and light above, low level W.C., chrome heated towel rail, skylight window, vinyl flooring

Bedroom 3

5.60 x 4.15 (18'4" x 13'7")

Fitted carpet, window to rear, radiator, door leading to

En-suite bathroom

EXTERNAL

At the front of the property steps lead onto large verandah with woodland outlook, with seating. There is a private lawned area and parking for 2 vehicles to the front of the property.

Communal lawns surround the lodge and site.

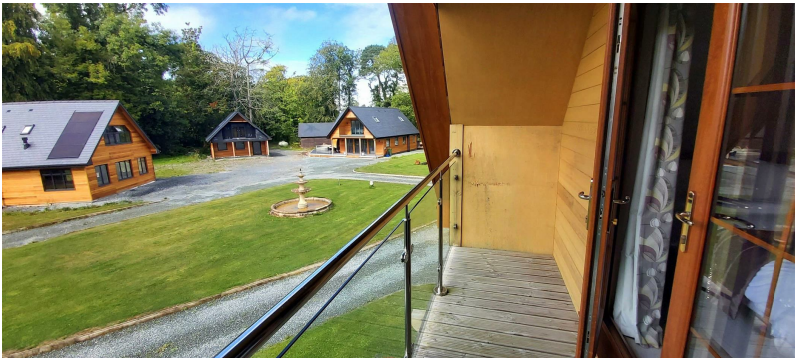
SERVICES

Mains water and electricity.
Tanked metered gas supply.

ADDITIONAL INFORMATION

This is a leasehold property with 125 years left on the lease.
Annual charges £2400.

Please note that it may be difficult to secure a mortgage against this property.

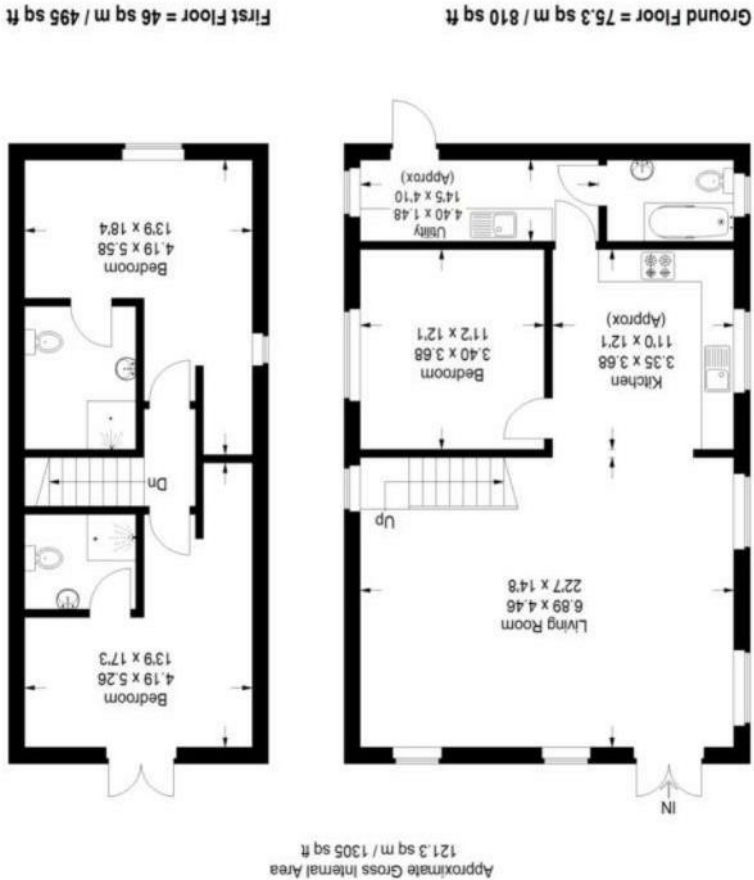






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy rating	
C	
Lodge 22 Maes Airo LLANBEDR LL45 2PZ	Valid until 16 October 2026
Certificate number 8992-2834-4739-0797-4063	