



**Tom Parry**

Lodge 35 Barmouth Bay Holiday Park, Talybont, LL43 2BJ

**£156,995**

## Lodge 35 Barmouth Bay Holiday Park, Talybont, LL43 2BJ

35 Barmouth Bay - a luxury, 2 bedroom lodge 2019 with full wrap balcony situated in a privileged perimeter position overlooking the sea. The "Willerby Portland" offers stylish and opulent open plan living area and boasts a comprehensive "Shaker" style fitted kitchen with high quality integrated appliances, a generous dining area and relaxing lounge with doors opening onto the balcony for indoor/outdoor living. The master bedroom includes ample storage with dressing area and en-suite and the second bedroom benefits from a large walk in closet. The quality continues in the family bathroom. Externally the lodge has its own private garden - the perfect spot to dine alfresco in the summer and star gaze during the winter months.

Barmouth Bay is an immaculately maintained lodge site which has the title of the prestigious 4 star AA holiday park. Park facilities include an indoor pool, playground, outdoor sports court and direct access to the beach.

Accommodation comprises: ( all measurements are approximate )

### LOUNGE/DINING AREA

5.08 x 5.92 (16'7" x 19'5")

Carpeted, feature fireplace, windows to sides and patio doors to decking area, four uPVC windows, radiators x 3, breakfast bar. Cloak cupboard with washing machine and Vaillant ECOTEC 28 boiler.

### KITCHEN

3.04 x 3.51 (9'11" x 11'6")

Comprehensive range of floor standing and wall mounted cupboards, "pantry" cupboard, integrated "Belling" gas oven and hob with extractor hood over, integrated 'Beko' fridge, & separate freezer, integrated "Indesit" dishwasher, stainless steel sink and drainer with mixer tap, Linoleum to floor, one uPVC window to side aspect.

### INNER HALLWAY

2.61 x 0.85 (8'6" x 2'9")

Carpeted, doors leading to

### BEDROOM 1

3.02 x 4.74 (9'10" x 15'6")

Carpeted, quadruple fitted wardrobe unit, double fitted wardrobe unit with glass doors, additional storage cupboard above bedroom door, fitted double bed and bedside cabinets, dressing table with mirror. 2 x uPVC windows, TV point. En-suite: shower room comprising Linoleum to flooring, white W/C and pedestal sink, vanity unit with storage, corner shower unit, heated towel rail, window with modesty glass.

### BEDROOM 2

2.79 x 2.93 (9'1" x 9'7")

Carpeted, double bed and bedside cabinets, window to side aspect, radiator, large walk-in wardrobe (1.09m x 2.09m) with fitted storage.

### SHOWER ROOM

2.17 x 1.70 (7'1" x 5'6")

Linoleum flooring, white suite comprising bath with shower over, W/C and sink unit with vanity unit and mirror, heated towel rail. Window with modesty glass to side aspect.

### EXTERNAL

The lodge is situated in the most favourable position on the site and benefits from a spacious wrap around balcony complete with outdoor furniture included in the sale.

Garden and parking.

### MATERIAL INFORMATION

The park is not a residential site so the purchaser would need to have a permanent address proof of which will be required.

The park is open from 1st March until 10th January every year.

The licence for this lodge would expire on 1st July 2049 at which point the purchaser would need to remove the lodge from park or part exchange into a newer holiday home to gain a new licence.

THE PRICE OF THE LODGE INCLUDES THE FOLLOWING:

Commission fee to park plus VAT on commission  
Gas test  
Electric Test  
Pitch Fees (subject to change on a pro rata basis)  
Rates (subject to change on a pro rata basis).

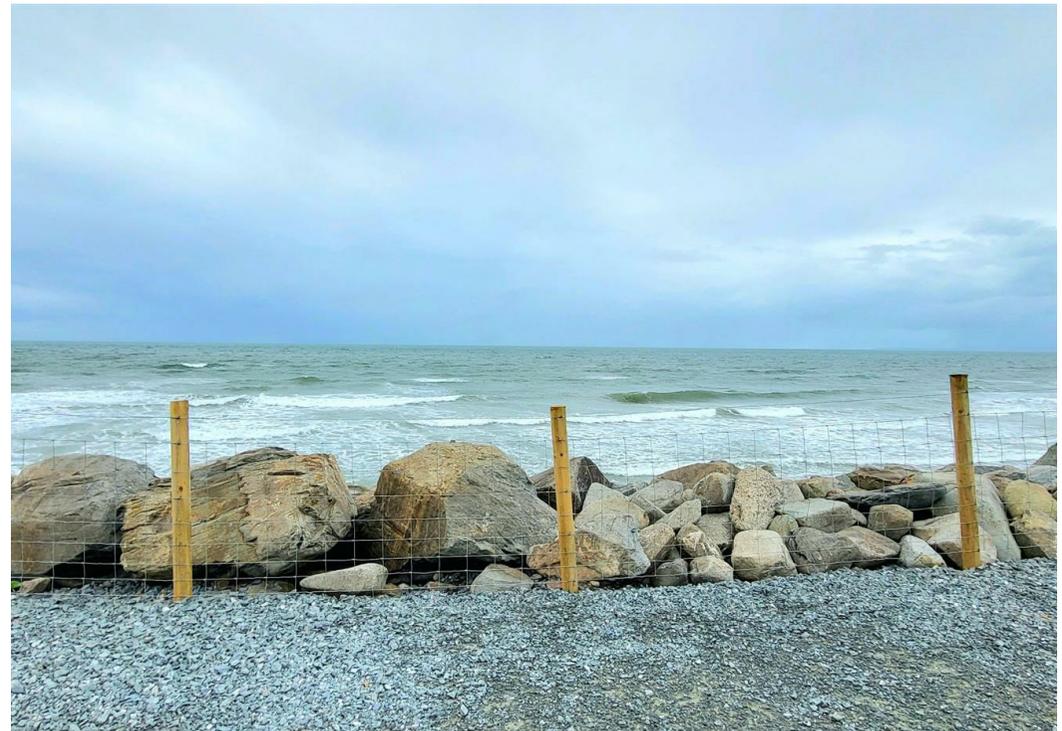
The owner would need to have insurance, companies can be recommended.

A PDF with full Terms and Conditions from Barmouth Bay holiday park can be obtained from Tom Parry.

### LOCATION

Talybont is known for its friendly atmosphere and strong community spirit, making it a wonderful place to spend time. It is a coastal village located on the western fringe of the Snowdonia National Park. Named after the very old road bridge in the centre of the village which goes over the Ysgethin river, the area has miles of glorious sandy beaches, and rugged and remote woodland, with rivers and waterfalls. Talybont also has a restaurant, public house and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond. The nearby village of Dyffryn Arduwy provides very good local amenities including a school, village hall, shops and petrol station.







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.

