



Tom Parry

10 Maes Artro, Llanbedr, LL45 2PZ

£189,000

10 Maes Artro, Llanbedr, LL45 2PZ

Constructed in 2009/2010 this contemporary wooden lodge (a Finlodge product of "Scandinavian Systems") offers flexibility to any purchaser. it could be your perfect getaway property for a relaxing weekend, or provide a fantastic business opportunity currently generating a healthy income in rentals. It is a spacious, smart 3 bedroom layout, with a balcony on the first floor and a ground floor veranda and hot tub. Located in a secluded spot on the site, enjoying all day sunshine, early viewing of this property is highly recommended. Please note all contents are included.

Please note that this property has an occupancy restriction, allowing it to be occupied from 1st March till 5th January each year.

Llanbedr is 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.

Accommodation comprises : (All measurements are approximate)

GROUND FLOOR

UTILITY ROOM

Fitted with single sink and drainer unit, wall and base units, space and plumbing for washing machine, meter cupboard, window to side, doors into

BATHROOM

Fitted with contemporary suite comprising panelled bath, low level w.c., wash hand basin, window to side

KITCHEN/DINING/LIVING ROOM

8.23m x 6.71m.

Large open plan area with kitchen fitted with wall and base units, including 1 1/2 sink and drainer unit, integrated dishwasher, electric oven with gas hob and extractor fan above, free standing fridge/freezer, laminate worktops, window to side, opening into lounge with windows on all aspects, radiators x 2, double doors leading to front veranda, carpeted stairs to first floor, door leading to

BEDROOM 1

3.67 x 3.39

Window to side, radiator

FIRST FLOOR

LANDING

Doors leading to

BEDROOM 2

4.27 x 3.00

Window to rear, radiator, walk in storage, door into

EN-SUITE

Fitted with contemporary suite comprising shower cubicle, wash hand basin with mirror and light above, low level W.C., skylight window, radiator

BEDROOM 3

4.5 x 4.2

Double doors opening onto front balcony with beautiful open countryside views, large walk in storage area, radiator, door into

EN-SUITE

Fitted with contemporary suite comprising shower cubicle, wash hand basin with mirror, light and shaving socket above, low level W.C., towel ladder rail, skylight window, radiator

EXTERNAL

To the front of the property sits a large verandah with hot tub and patio.

To the rear of the property is a ramp leading to entrance door, and private driveway with parking for 2/3 vehicles.

The property sits in a secluded spot at the far end of the site and benefits from open countryside views, all day sunshine and surrounding lawned gardens.

SERVICES

Mains water and electricity.

Approximately 112 years left on lease with current annual charges £1400 approx.







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.

<div>Energy rating</div> <div>D</div>	10 Maes Artro Lodges LLANBEDR LL45 2PZ
	Valid until 20 April 2031
Certificate number 0100-4910-0822-0090-3493	

