



# Tom Parry

1R Sea Nymph Caravan Park, Talybont, LL43 2BQ

Offers in the region of £78,000



## 1R Sea Nymph Caravan Park, Talybont, LL43 2BQ

1R Sea Nymph - a luxury, 2 bedroom lodge with full wrap balcony situated in a privileged corner position on a beautifully maintained private and peaceful site, The stylish and opulent open plan living area boasts a fitted kitchen with high quality, integrated appliances, generous dining area and relaxing lounge with doors opening onto balcony for indoor/outdoor living. The master bedroom includes ample storage with en-suite and the second bedroom benefits from wardrobes and storage. Both bedrooms have TV points. Externally the lodge has its own private garden - the perfect spot to dine alfresco in the summer and star gaze during the winter months.

This lodge beautifully blends modern design with seaside tranquillity, making it the perfect retreat for those seeking the best in coastal living all year round.

The site is located in popular Talybont, close to Barmouth and stunning beaches. 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 )

### LOUNGE

2.99 x 3.76 (9'9" x 12'4")

Carpeted, TV point, large double uPVC patio doors, 2 x uPVC windows to side aspects

### KITCHEN

3.02 x 3.76 (9'10" x 12'4")

Range of beige Shaker-style floorstanding and wall cupboards providing ample storage, integrated fridge/freezer, integrated dishwasher and washing machine, wood effect worktops, white laminate double sink with mixer tap, integrated microwave, integrated Thetford gas oven and hob, fitted seating area, 2 x uPVC windows to side aspects

### BEDROOM 1

3.72 x 2.70 (12'2" x 8'10")

Carpeted, fitted headboard and bedside cabinets, fitted wardrobes, window to side aspect, door into:

### EN-SUITE SHOWER ROOM

1.76 x 1.08 (5'9" x 3'6")

White W/C and sink, shower cubicle, small uPVC window, heated towel rail

### BEDROOM 2

2.52 x 1.87 (8'3" x 6'1")

Carpeted, fitted single wardrobe and overhead storage, uPVC window to side aspect

### BATHROOM

1.83 x 1.56 (6'0" x 5'1")

White bath with overhead shower, white W/C and sink, heated towel rail and extractor fan unit

### EXTERNAL

Paving around site, dry stone wall, planted rockery area.

Keter shed to rear has lighting and electric points.

### LOCATION

Talybont is known for its friendly atmosphere and strong community spirit, making it a wonderful place to be.. 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 Ardudwy provides very good local amenities including a school, village hall, shops and petrol station.

### MATERIAL INFORMATION

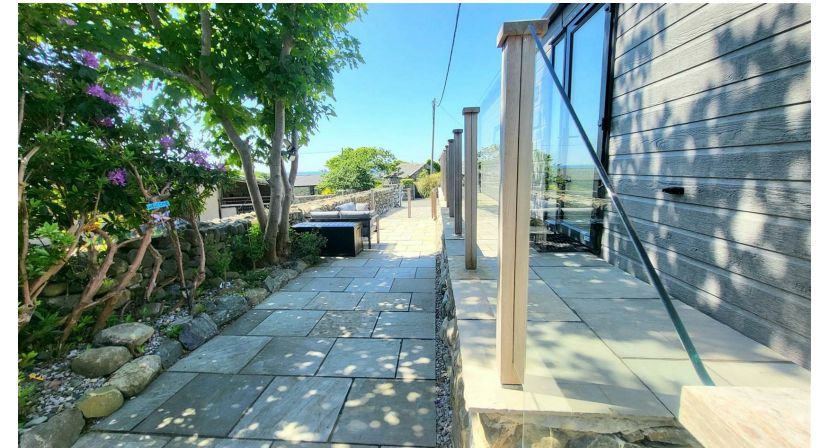
This lodge is a lease hold property of 20 years with 18 years remaining. The current annual ground rent for the site is £5000 (approximate) with mains water and electricity metered supply included.

The site and lodge have a 12 month licence and as such the property can be lived in providing it is not your sole and main residence.

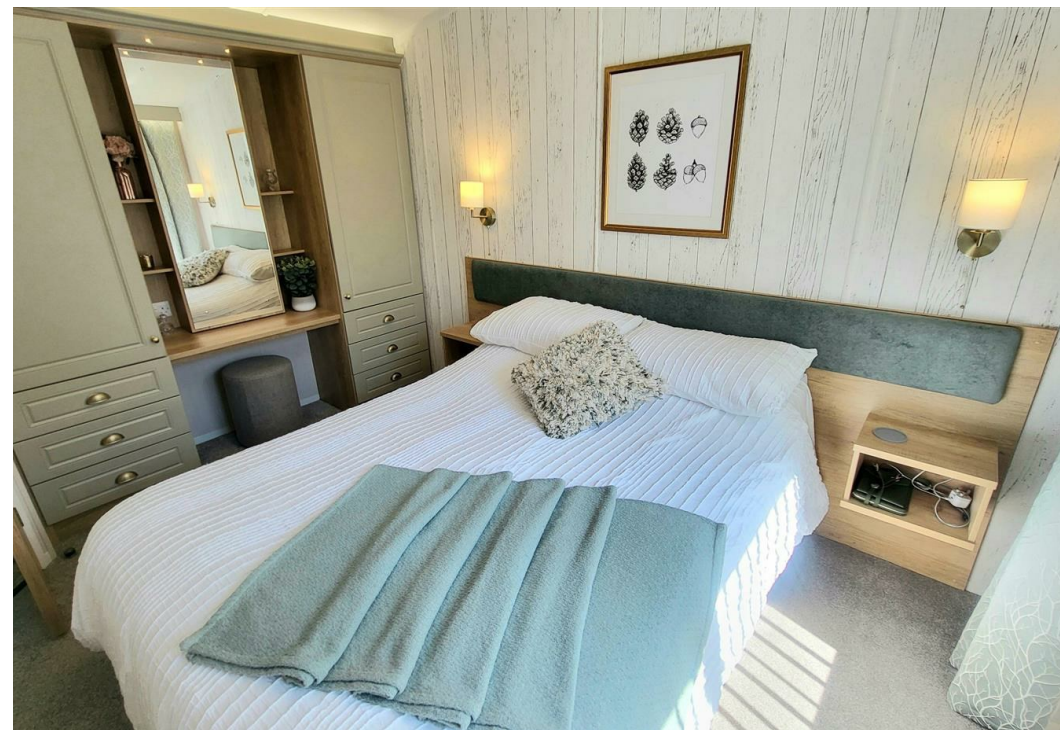
No sub letting is permitted.

Gas bottles are refilled and paid for at same time.

Ground rent fully paid up to April 2026.











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.

