



Tom Parry

11 Pant Mawr Residential Park Old Llanfair Road, Harlech, LL46 2SX

Offers in the region of £210,000

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With an elevated woodland setting offering stunning sea and mountain views, 11 Pant Mawr is set within a unique and exclusive development within the Snowdonia National park, ideal for the over 50's, semi- retired and retired.

Pant Mawr Park is a small family run development of residential park homes and is the perfect opportunity to embrace a new way of living. Becoming part of a like minded community which is secure and low maintenance Park home living in Pant Mawr offers a relaxing stress free life!

Number 11, a luxury, larger than standard Omar Colorado (45' x 20') 2017, has a premium setting on the park, elevated with an outdoor balcony to enjoy the outstanding views. Only 8 years old - and being sold with 2 years remaining on Goldshield Warranty - it has a pitch-tiled roof, double glazing, luxury fitted kitchen, newly installed shower room, high quality internal oak doors, block paved driveway and is wrapped by mature gardens.

Accommodation comprises:

Entrance door into

ENTRANCE HALLWAY

uPVC entrance door, radiator, storage cupboards, carpeted,

LOUNGE/DINING AREA

Carpeted, open plan 'L' shaped lounge / dining area, contemporary feature fireplace with electric fire, windows to side and French patio doors leading to external decked area with panoramic view

KITCHEN

Range of cream floor-standing and wall-mounted units with laminate worktops over, tiled splashbacks composite sink and drainer with mixer taps, Integrated fridge-freezer, washing machine and dishwasher, single electric oven and hob with extractor hood, vinyl flooring,

UTILITY ROOM

BEDROOM 1

Carpeted double bedroom with wall-mounted headboards and bed runners, fitted furniture including dressing table, wardrobes and free-standing bedside cabinets, dressing area with double wardrobes and en-suite. Radiator. uPVC window to side aspect.

BEDROOM 2

Double bedroom, carpeted, radiator. uPVC window to side aspect.

STUDY/BEDROOM 3

Carpeted, uPVC window.

SHOWER ROOM

Newly installed suite comprising integrated vanity unit sink and W/C, shower unit

EXTERNAL

Mature, low-maintenance gardens, two-level raised seating areas, driveway for two cars, additional guest parking space, shed.

MATERIAL INFORMATION

Tenure - Regulated Residential License Agreement
Ground rent - £2713.00 per annum
Council tax - Band C, £1,944 / annum
Heating - Piped LPG
Age restriction - over 50

Pets - Dogs & cats welcome - max 2

Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) of £226.08 to locate your home on that plot.

* You do not have to pay STAMP DUTY or employ the use of a solicitor to purchase a park home, although, you may choose to do so. Find a list of specialist park home solicitors/lawyers on our website.

For reasons of clarity and transparency, we suggest you visit the park home living website for current information on choosing the park home lifestyle.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.

SERVICES

Mains water, drainage and electricity, directly piped LPG.

LOCATION

The park is perfectly located close to town amenities: Harlech's unspoilt sandy beach and St. David's golf course are all just a few minutes away. The town of Harlech, a World Heritage site is just a walk away and offers a range of facilities including shops, restaurants, Post Office, schools and not least a cliff top castle.

There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







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.

