

# Tom Parry



## Plot 7 Glade 1, Porthmadog, LL49 9UG

**£31,850**

- Two bedroom lodge; sleeps 6
- Located on the prestigious Garreg Wen holiday park
- Stunning views from garden towards Samsons Bay
  - Generous living area
  - Dedicated parking
  - Two bedrooms



Tom Parry & Co are delighted to offer for sale this two bedrooom holiday lodge located on the tranquil "Owner Only" holiday park of Garreg Wen in Morfa Bychan. Accommodation includes a modern open plan living area which opens onto a private decked patio. There is a master bedroom with ensuite WC, and a further double bedroom and a family bathroom.

The raised garden area enjoys a view of Samsons Bay, which is just a short walk away.

**Ref: P1438**

#### ACCOMMODATION

All measurements are approximate

##### Open Plan Living/Kitchen

Living Room area with 'L' shaped generous sofas which can turn into a sofa bed; electric fire; carpet flooring to living area; built-in dining table; built in pull sofa bed sleeping 2.

Kitchen area with range of fitted wall and base units; gas hob; electric oven; stainless steel sink and drainer unit; space for under counter fridge; vinyl floorng to kitchen/dining area; built-in cloak storage

##### Inner Hall

with radiator

##### Bedroom 1

with built-in wardrobes; carpet flooring; radiator; door to separate WC and wash hand basin

##### Bedroom 2

with built-n storage; carpet flooring; radiator

##### Shower Room

with shower; low level WC; wash hand basin

##### EXTERNALLY

The property has its own dedicated parking area at the front, with steps up to the front door via a veranda.

There is a handy storage shed in the garden, and then steps up to a seating area with breath-taking views towards Samsons Bay.

##### SERVICES

Mains Water, Electricity & Drainage. LPG gas.

##### MATERIAL INFORMATION

Tenure: Leasehold - current licence ends 20th May 2029 and that would be transferred on sale.

10 Month Occupancy Restriction

Site fees for last 12 months - £6,020 (may be subject to increase for the coming year).

Floor Plan Awaited



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.



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