

Tom Parry

, Cardigan View Holiday Park, Morfa Bychan, LL49 9YA

Offers in the region of £50,000

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Nestled within the picturesque Cardigan View Holiday Park on Beach Road in Morfa Bychan, this delightful holiday lodge offers a perfect retreat for those seeking a tranquil escape by the sea. Built in 2012, the property boasts a modern design and is well-maintained, ensuring a comfortable stay for you and your family.

The lodge features three spacious bedrooms, providing ample accommodation for family and friends. The inviting open plan reception room serves as a welcoming space to relax and unwind after a day of exploring the stunning surroundings.

One of the standout features of this property is its lovely outlook to the front, where you can enjoy the serene views that the holiday park has to offer. Just a stone's throw from the beach, you will have easy access to the golden sands and refreshing sea air, making it an ideal location for beach lovers.

Residents of Cardigan View Holiday Park also benefit from the use of an indoor pool and sauna on-site, perfect for those looking to indulge in some relaxation. Additionally, you will have access to all the facilities at the nearby Greenacres site, enhancing your holiday experience with a variety of activities and amenities.

Our Ref: P1673

ACCOMMODATION
All measurements are approximate

Open Plan Living/Kitchen/Dining Area

Kitchen
with a range of modern fitted wall and base units with worktop over; a range of integrated appliances including gas hob, electric oven, under counter fridge and freezer, microwave and dishwasher and stainless steel sink and drainer

Lounge/Diner Area
with triple aspect windows and French doors to decking; carpet flooring; electric fire; two radiators; store room housing wall mounted combi boiler and washing machine and door to side of decking

Inner Hallway

Bedroom 1
with king size bed and side tables; fitted wardrobes; carpet flooring and radiator

En-Suite
with shower cubicle; low level WC; pedestal washbain and radiator

Bedroom 2
with twin beds; fitted wardrobe; carpet flooring and radiator

Bedroom 3
with twin beds; fitted wardrobe; carpet flooring and radiator

Bathroom
with corner shower; pedestal wash basin; low level WC and radiator

EXTERNAL AREAS
The property benefits from a large decking area to the front, with gated access to the lawned area in front that leads to steps up to Beach Road and easy access to the beach.

There is a parking space to the side of the property.

SERVICES
Mains water, electricity and drainage. LPG gas.

MATERIAL INFORMATION
Tenure: Leasehold. Vendors currently have a lease until 2032, but any purchaser would enter into a new 12 year rolling lease.

Site Fees: Discounted to current owners at £6,837 but new owner charge would be in the region of £8,810pa

Non-Domestic Rates: £239pa

Water & Sewerage: £370pa

Sold fully furnished. Site operates 10 months a year.

Use of on site facilities at Cardigan View & Greenacres.



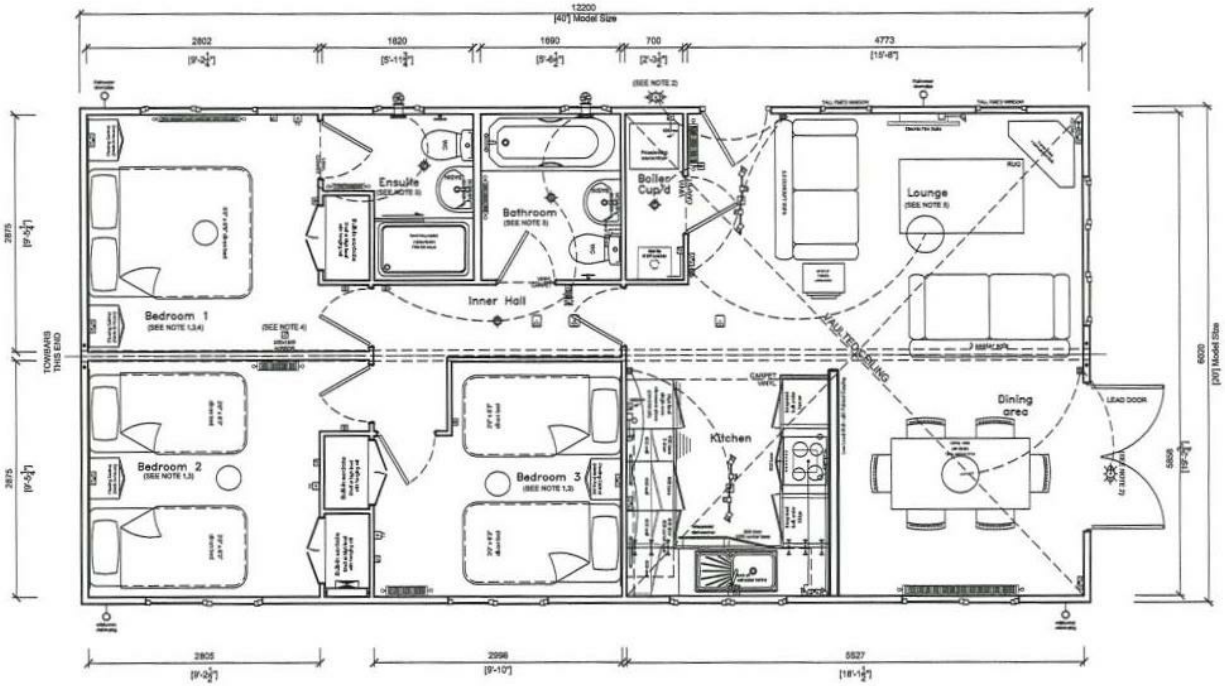














NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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