

Tom Parry

Plot 23, Garreg Wen Caravan Park, Morfa Bychan, LL49 9UG

£45,000

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Tom Parry & Co are delighted to offer for sale the delightful Meirionnydd lodge, nestled within the serene Garreg Wen Caravan Park in Morfa Bychan. It offers a perfect blend of comfort and natural beauty. Spanning an impressive 45 x 20 feet, the lodge is designed to provide ample space for relaxation and enjoyment, making it truly a home away from home.

The lodge has its own driveway with private parking available. With enclosed gardens at the side & rear, there is plenty of space to enjoy the fresh air, hosting gatherings, or simply unwinding amidst the picturesque surroundings.

Inside, the lodge boasts three generously sized bedrooms, each designed to offer a peaceful retreat. The layout ensures that there is space for all, with two bathrooms, utility room; kitchen & a large l-shaped lounge & diner.

One of the standout features of this property is the stunning views of Moel Y Gest, which can be enjoyed from various vantage points within the lodge. This scenic backdrop enhances the overall appeal of the home, providing a tranquil setting that is hard to resist. Early viewing is highly recommended.

OUR REF: P1686

ACCOMODATION

GROUND FLOOR

Entrance/Hallway
with vinyl flooring; fitted utility with worktop over; washing machine; tumble dryer; fitted cupboard housing boiler

Master Bedroom
with carpet flooring; fitted wardrobes & vanity unit; en-suite.

En-suite Shower Room
with tiled flooring & part tiled walls; low level WC; pedestal sink basin; free standing shower cubicle; heated towel rail; window.

Bedroom 2
with carpet flooring; radiator; wall cloak unit.

Bathroom
with tiled flooring; part panelled walls; heated towel rail; low level WC; pedestal sink basin; bath; window.

Kitchen
with vinyl flooring; radiator; range of wall & base units with worktop over; intergrated fridge; intergrated freezer; undercounter dishwasher; 1 1/2 bowl sink & drainer; free standing cooker with extractor fan over; window overlooking garden.

Bedroom 3
with carpet flooring; radiator; window.

L-Shaped Lounge/Diner
with carpet flooring; radiator; dual aspect views with patio doors leading out onto wrap around decking; gas fire fitted within oak surround on a slate hearth.

EXTERNALLY
The lodge is situated on one of the larger plots available on site. There is a private driveway with space for several vehichles to park. Enclosed gardens at the side and rear with borders of mature shrubs & plants. There is a wrap around deck housing seating area & hot tub. At the side, there is a paved area of concrete slabs and stone housing a garden shed, washing line and further outdoor space.

SERVICES
LPG Gas, electricity & drainage.

MATERIAL INFORMATION
Meirionnydd 45 x 20 Lodge (built in Porthmadog in 1995)
Owners Only Site
10 month occupany clause - site is closed from the first week of January until the first week of March every year.
Tenure: Leasehold
Current Lease: New owner will sign a new 12 year lease we believe.
Current Site Fees: £8,175

Over the last 10 years the lodge has been re-fitted with a new boiler; double glazed windows & doors throughout; new bathrooms and a new








BEACH


LAUNDRY



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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Tom Parry
01766 512505
tomparry.co.uk