

Tom Parry



Garreg Wen , Porthmadog, LL49 9YF

Offers in the region of £49,500

- Lodge with fantastic sea & golf club views
 - Large decking area to front
 - Two bedrooms
 - Private parking
- Large open plan living area
- Much sought after location
- 2024 Site Fees Already Paid



Tom Parry & Co are delighted to offer for sale this superb 'Pemberton Knightsbridge' holiday lodge located on the tranquil "Owner Only" holiday park of Garreg Wen in Morfa Bychan.

With amazing open sea views, this lodge offers attractive living accommodation comprising an open plan kitchen/dining/living area with patio doors opening onto decking from which to enjoy the far reaching sea views. The master bedroom is en-suite and there is a second bedroom and second shower room..

Early viewing is recommended to appreciate the spectacular sea views.

Ref: P1466

ACCOMMODATION

All measurements are approximate

Lounge

a triple aspect room with sea views; flame effect electric fire; radiator; sliding patio doors opening onto decking

Kitchen/Diner

with a range of fitted wall and base units with work surfaces; 1.5 bowl stainless steel sink unit; peninsula island housing wine rack; built-in double oven and microwave; gas hob with extractor over; integrated slimline dish washer; integrated fridge/freezer; combined washer/dryer, radiator; door to side.

Hallway

with radiator

Shower Room

with deep tray shower cubicle; low level WC; wash hand basin set in vanity unit; heated towel rail

Bedroom 1

with walk-in wardrobe; radiator; door to ensuite shower room

Ensuite Shower Room

with shower cubicle, low level WC; wash hand basin set in vanity unit; heated towel rail; fitted shelving

Bedroom 2

with fitted bedroom furniture; radiator

EXTERNALLY

The lodge has the benefit of a large timber decking with amazing sea views. There is also a small garden laid with artificial grass and parking for 1 - 2 cars

SERVICES

Mains electricity, water and drainage. Gas central heating from LPG.

Material Information

Tenure: Leasehold. Rolling Contract

Occupancy restricted to 10 months per year

Site Fees: Approximately £8500.00 per annum 5.9% due increase due 2025. Site fees for 2024 have already been paid

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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