



# Tom Parry

F9, Garreg Wen, Porthmadog, LL49 9UG

£59,950



## F9 Garreg Wen, Porthmadog, LL49 9UG

Nestled within the picturesque Garreg Wen Caravan Park, this exceptional holiday home invites you to experience a perfect blend of comfort and elegance. With dimensions of 40 feet by 14 feet, this spacious retreat boasts 2 bedrooms and two bathrooms, one being en-suite, accommodating up to 6 guests, making it an ideal sanctuary for families and friends.

Step inside and immerse yourself in the cosy ambiance created by the electric fire and central heating. The double glazing windows ensure a warm and inviting atmosphere while allowing natural light to flood the space. Unwind in the spacious living area, which offers ample room for relaxation and entertainment.

The holiday home features a well-appointed bathroom with a shower and WC and en-suite with shower and WC, for your comfort. The fully-equipped kitchen boasts modern amenities, including a fridge, freezer, dishwasher, washing machine, ensuring your stay is hassle-free and enjoyable.

Step outside onto the inviting decking area, where you can relish in the fresh air and serene surroundings. Whether you're sipping your morning coffee or stargazing in the evening, this space offers the perfect backdrop for cherished moments.

Viewings are highly recommended to take in all the caravan has to offer.

**Ref: P1459**

### ACCOMODATION

Any measurements are approximate

### Kitchen/Living Room

#### Kitchen

The kitchen is a great feature of the chalet and has been finished to a high standard with a range of modern fitted wall and base units with worktop over; a raised oven & grill, a 5-burner hob with extractor over, an integrated fridge & freezer, washing machine & dishwasher, integrated microwave, and lots of workspace. All the doors are soft-close. The kitchen is arranged around a free-standing table & chairs, spotlights, vinyl cushion flooring

#### Living Area

The main living area is open plan with generous proportions and high ceilings and lots of light coming in through the windows. The lounge comes with a 2 free-standing sofas (one with a pull-out bed), an electric 'log-burner effect' fire, free standing tv on tv stand, a side table with a lamp, and Bluetooth speakers built into the ceiling. It's a lovely looking room with natural colours, and is a great place to relax and unwind.

#### Master Bedroom

The master bedroom is L-shaped and comes with a King-size Ottoman bed, a large en-suite toilet & shower, fittings for a wall-mounted TV, a built-in double wardrobe, additional single wardrobe, dressing table, a window seat with storage below, and bedside cabinets with bedside lamps built in and USB ports, radiator and carpet flooring

#### Twin Room

The second bedroom has two 3ft wide single beds, and also a full sized wardrobe, dressing table, radiator and carpet flooring

#### Main Bathroom

The main bathroom has a shower, low level WC, wash basin over vanity unit, large mirror, heated towel rail, vinyl cushion flooring and is lit with a Velux roof-light

#### Hallway

The hallway is spacious with doors leading to all rooms, cupboard storing Macro Series 3 Boiler (certificates up to date), wall mounted coat rack and space for storage, front door to side

#### EXTERNALLY

With parking for up to three cars, a lawn grass area to front, stairs leading to a gated large wrap-around composite decking area, space for seating to enjoy the far reaching estuary views, BBQ patio area to rear.

#### SERVICES

Mains Water, Electricity & Drainage. Bottled LPG gas.

#### MATERIAL INFORMATION

Chalet dimensions/type: 40' x 14' ABI Ambleside Premier 2020

2023 Annual Fees £5816.67 / Water & Sewerage £480.07 / Rates. £106.00/ Gas & Electric subject to usage (current users £159.73 for 2023)

10 Month Occupancy

Lease ends September 2032. Annual uplift of site fees estimated at 5.9% in 2024.











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.

Floor plan Awaited

