



Tom Parry

4, Taliesin Lodge Park, Treflys, LL49 9YL

£249,000

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Tom Parry & Co are delighted to offer for sale this "Willerby New Holland" Lodge, nestled on the outskirts of Morfa Bychan also known as Black Rock Sands. Measuring an impressive 40ft x 20ft, this leisure property offers a delightful retreat by the sea. It boasts three well-appointed bedrooms and two modern bathrooms, making it an ideal choice for families or those seeking a tranquil getaway.

The spacious and modern reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The open-plan design allows for seamless living, perfect for entertaining guests or enjoying quiet evenings in. The property is designed with comfort in mind, ensuring that every corner feels like home.

One of the standout features of this lodge is its stunning seaside location, providing breathtaking views and easy access to the beach. Whether you fancy a leisurely stroll along the shore or simply wish to soak in the beauty of the coastal landscape from your deck, this property offers it all. Additionally, the site is open all year round, allowing you to enjoy the changing seasons and the unique charm each brings. With parking available, convenience is at your fingertips.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, luxury, and natural beauty. If you are looking for a serene escape or a residence by the sea, this lodge is an opportunity not to be missed. Early viewing is highly recommended.

Our Ref: P1596

ACCOMODATION

Lounge/Diner (open plan)

with carpet flooring; radiators; single sliding patio door; ceiling to floor windows providing dual aspect views; fitted media unit with modern electric fire.

Kitchen (open plan)

with oak effect modern flooring; slim tall radiator; a range of wall & base units with worktop over; integrated microwave; intergrated oven/grill; hob with extractor over; American style fridge-freezer; integrated washer/dryer; integrated wine cooler; intergrated dishwasher; Breakfast bar and stools with drop down modern light pendants.

Bathroom

with oak effect flooring; heated towel rail; bath with overhead shower & shower screen; low level WC; sink basin fitted within vanity storage unit.

Master Bedroom

with carpet flooring; radiator; built in wardrobes with matching side tables; King-size bed with lift-up storage system; en-suite.

En-suite (master bedroom)

with oak effect modern flooring; heated towel rail, low level WC; pedestal sink basin; free standing shower cubicle.

Bedroom 2

with carpet flooring; radiator; 2 x 3ft wide single beds with headboards; fitted wardrobes.

Bedroom 3

with carpet flooring; radiator; 2 x 3ft wide single beds with headboards; fitted wardrobes.

EXTERNALLY

SERVICES

All services. Mains gas, water, electricity & drainage.

MATERIAL INFORMATION

Tenure: Leasehold with 12 month licence

Site fees: 2026 fees £6,240 - reviewed annually

Gas and electric is billed as per usage and billed twice a year.







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.



EPC Awaited

