



Tom Parry

Glade 4, Garreg Wen Caravan Park, Porthmadog, LL49 9UG

£30,000

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Tom Parry & Co are delighted to offer for sale this three bedroomed holiday lodge located on the tranquil "Owner Only" holiday park of Garreg Wen in Morfa Bychan. Accommodation includes a modern open plan living/kitchen area. There is a master bedroom, two double bedrooms a family bathroom, as well as a seperate WC.

A decking area with a raised deck provides space for relaxing outdoors, as well as far reaching views of the local mountains. Private parking is available. The sandy beaches of Borth Y Gest & Samsons Bay are just a short stroll away. Early viewing is highly recommended.

OUR REF: P1649

ACCOMODATION

Kitchen/Living Room

Lounge with carpet flooring, I-shaped fitted dining area & table; I-shaped fitted sofa which can also be used as a double bed; wall mounted feature electric fire; radiator

Kitchen with laminate flooring; range of fitted wall & base units; 1 1/2 bowl stainless steel sink & drainer; gas oven with 4 hobs & extractor over; space for free standing fridge & freezer; radiator

Bathroom

with laminate flooring; low level WC; sink basin; enclosed shower cubicle; heated towel rail

WC

with laminate flooring; low level WC; sink basin

Bedroom 1

with carpet flooring; double bed; fitted bedside tables; fitted wardrobe; radiator

Bedroom 2

with carpet flooring; 2 single beds; fitted bedside tables; fitted wardrobe; radiator

Bedroom 3

with carpet flooring; 2 single beds; fitted bedside tables; fitted wardrobe; radiator

EXTERNALLY

The caravan has a wooden deck area with stairs leading to a raised decking. Far reaching views of the local mountains can be had from here. Private parking is available at side of caravan.

SERVICES

Mains Water, Electricity & Drainage. LPG gas.

Non- domestic rates- £301.00

Electricity - £229.96

Gas. - £240.00

Water and sewerage - £544.90

MATERIAL INFORMATION

Tenure: Leasehold

10 Month Occupancy Restriction

Site fees for 2026 - £7,910.00 (may be subject to increase for the coming year).

The caravan is a Willerby Seasons 2017.

35 feet long, 12 feet wide.

8 berth-3 Bedrooms plus a pull out double bed settee in the lounge.

Lower decking plus steps to top decking.

Parking for 2 cars.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor Plan Awaited