

Tom Parry



Plot 6, Glade 2 , Porthmadog, LL49 9UG

£40,000

- Substantial Lodge Property
- Three bedrooms
- Large open plan living area opening onto decking
- Large lawned garden and outside decking
- Private parking area
- Quiet location



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

This property has the benefit of a large lawned garden and private decking area, as well as private parking and a shed externally. Internally there is a large open plan living/dining/kitchen area as well as three bedrooms (one of which is en-suite) and good sized bathroom. Lodges of this size and with this much land seldom come to market and early viewing is recommended.

Our Ref: P1457

ACCOMODATION

All measurements are approximate

Open Plan Living/Kitchen

Kitchen

with range of base and wall units, integrated electric over, integrated hob with extractor over, integrated under-counter fridge and freezer, integrated washing machine and dishwasher, vinyl flooring

Living/Dining

with 'French' doors to patio, carpet, electric convector fire with timber surround, door to side, 3 x radiators

Hallway

with built in airing cupboard with wall mounted 'Worcester' boiler

Bedroom 1

with built in wardrobe, carpet flooring and radiator

En-Suite

with corner shower, wash hand basin in vanity unit, low level WC, radiator

Bedroom 2

with built in wardrobe, carpet flooring and radiator

Bedroom 3

with built in wardrobes, carpet flooring and radiator

Bathroom

with panelled bath, wash hand basin set in vanity unit, low level WC and radiator

EXTERNALLY

The property is accessed via a gated path to the side of the Lodge. There is a timber decking area at the front and large lawned garden to the side.

The property also has the benefit of private parking and a garden shed.

SERVICES

Mains Water, Electricity & Drainage. LPG gas.

MATERIAL INFORMATION

Tenure: Leasehold - lease terms: current licence ends in July 2024, then

rolling contract for new customer

10 Month Occupancy Restriction

Site fees for last 12 months - £8130, due 5.9% increase for next year

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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01766 512505
tomparry.co.uk