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Hollies Lodge, Aberdunant Hall Holiday Park, Prenteg, LL49 9SR

£52,950

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Welcome to this charming holiday lodge located in the serene Aberdunant Holiday Park in Prenteg. This delightful property offers a perfect retreat for those seeking a peaceful getaway, surrounded by the beauty of mature woodland.

The lodge features a welcoming open plan reception room, ideal for relaxing after a day of exploring the stunning surroundings. With two well-appointed bedrooms, and the option of a sofa bed in the living area, this lodge can comfortably accommodate family and friends, making it an excellent choice for both short breaks and longer stays. The property boasts two bathrooms, ensuring convenience and privacy for all guests.

One of the standout features of this lodge is its secluded location, providing a tranquil atmosphere away from the hustle and bustle of everyday life. The natural beauty of the area invites you to enjoy leisurely walks and outdoor activities, making it a perfect spot for nature lovers.

Additionally, the property offers parking for up to three vehicles, making it easy for you and your guests to arrive and explore the local attractions.

This holiday lodge is not just a property; it is an opportunity to create lasting memories in a picturesque setting. Whether you are looking for a holiday home or an investment in a rental property, this lodge in Aberdunant Holiday Park is a wonderful choice. Don't miss the chance to experience the charm and tranquillity it has to offer.

Our Ref: P1562

ACCOMMODATION

All measurements are approximate

Open Plan Kitchen/Dining/Living Area

The kitchen is fitted with a range of modern wall and base units and with integrated appliances including double oven with gas hob and extractor fan over; fridge freezer; dishwasher, microwave and washing machine; larder cupboard housing 'GB24 Propane' combi boiler; stainless steel sink and drainer; dining table & chairs and radiator.

The living area has triple aspect windows with 'French' doors opening onto the decking area which has a private woodland aspect. The large 'L' shaped sofa opens up into a bed for additional guests and sits opposite a built in TV unit.

Inner Hallway

Bedroom 1

with fitted king size bed; wardrobes and dressing area within separated off dressing area; carpet & radiator

En-Suite Shower Room

with shower cubicle; low level WC; pedestal washbasin and heated towel rail

Bedroom 2

with fitted twin beds; fitted wardrobe and storage; carpet flooring and radiator

Shower Room

with shower cubicle; low level WC; pedestal washbasin and heated towel rail

EXTERNALLY

The lodge is accessed via steps to a private decking area with woodland aspect to the perimeter and including outdoor rattan sofa chairs, dining table & 4 chairs & bistro set. The property also has the benefit

of off road parking for up to 3 cars.

On site there is a popular restaurant set in a wonderful Victorian Manor House, Aberdunant Hall Hotel (4 star), which is within walking distance.

SERVICES

Mains electricity, LPG central heating, private drainage and Wi-Fi

MATERIAL INFORMATION

2021 Model 'Swift Biarritz' 40 x 13ft lodge. Sleeps 6.

Site fees: £5,750 including all services

11 month occupancy. Lease expiry 2036.

All appliances incl Smart TV included. All bedding, curtains and outdoor decking furniture included in sale.

Can be used for your own purposes or as a holiday let. Vendor currently has guests booking through cottages.com





