



**Tom Parry**

A44, Garreg Wen Caravan Park, Porthmadog, LL49 9UG

**£125,000**

## A44 Garreg Wen Caravan Park, Porthmadog, LL49 9UG

Nestled within the serene Garreg Wen Caravan Park in Borth-Y-Gest, Porthmadog, this spacious holiday lodge offers a delightful retreat for those seeking a tranquil escape. With three well-appointed bedrooms, this property is perfect for families or groups looking to enjoy the beauty of the Welsh coast.

The lodge features a welcoming open plan reception room that provides a comfortable space for relaxation and socialising. With two bathrooms, convenience is at the forefront, ensuring that all guests can enjoy their stay without the hassle of sharing facilities.

One of the standout features of this property is the two-tiered decking area, which presents an ideal setting for outdoor dining or simply soaking in the stunning far-reaching views of the sea and the nearby golf club. This outdoor space is perfect for enjoying the fresh air and the picturesque surroundings. Additionally, the property offers parking for two vehicles, making it easy for you and your guests to come and go as you please. Whether you are looking for a holiday home to create lasting memories or a peaceful getaway, this lodge at Garreg Wen Caravan Park is a splendid choice. Embrace the charm of coastal living and make this delightful property your own.

**Our Ref: P1625**

### ACCOMMODATION

All measurements are approximate

### ENTRANCE HALLWAY/UTILITY AREA

with a spacious entrance with cloak storage and tall cupboard housing combi boiler; a range of wall and base units including integrated washing machine and ample storage space

### Open Plan Living/Dining/Kitchen Area

#### Kitchen

with a range of fitted wall and base units; 5 ring gas 'Range' style cooker with extractor fan over; sink and drainer; under counter fridge and freezer; integrated dishwasher; integrated wine fridge; integrated microwave; breakfast bar behind peninsula island

#### Lounge/Dining Area

with triple aspect views including two sets of sliding patio doors; gas fire set in timber surround; radiators; carpet flooring; dining table and sofas

#### Bedroom 1

with double bed; fitted wardrobes, drawers and vanity unit; carpet flooring and radiator

#### En-Suite

with shower cubicle, wash basin set on vanity unit and low level WC

#### Bedroom 2

with twin beds; fitted wardrobe and vanity unit; carpet flooring and radiator

#### Bedroom 3

with twin beds; fitted wardrobe and vanity unit; carpet flooring and radiator

#### Bathroom

with panelled bath with shower over; washbasin set onto vanity unit; low level WC ; fitted storage and heated towel rail

### EXTERNALLY

The property is set back from the road through the park and has a long gravelled driveway with parking for at least two cars.

You set up to the decking area at the side of the lodge with a generous decking area that runs to an open area at the front of the lodge, with raised terrace. These balcony areas enjoy breath-taking sea and golf club views that are difficult to beat!

### SERVICES

Water, electricity and drainage. LPG fired central heating.

### MATERIAL INFORMATION

Tenure: Leasehold - licence has 8 years remaining

Site fees: £9,980

Utility Costs: £675

Rates: £301

Owners only park. Open 10 months of the year. Owners are given access to the leisure facilities in Greenacres & Cardigan View.







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.



Floor plan Awaited