



Tom Parry

Cabin 27 Trawsfynydd Holiday Village, Bronaber, Blaenau Ffestiniog, LL41

£65,000^{1VP}

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Tom Parry & Co are delighted to offer for sale this detached, Norwegian pine log cabin, situated on the popular holiday village complex, which is located just off the A470 and adjacent to the hamlet of Bronaber which lies between the towns of Dolgellau and Porthmadog. There is a dog walking area, laundrette, small shop and a recently opened cafe/bar on site.

The property has the benefit of stunning views of the mountains from the veranda, a lawned garden area with a gravelled pathway and parking space to two cars.

Bronaber is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty and the surrounding area benefits from many outdoor activities such as fishing, white water canoeing, golfing, mountain biking and many scenic walking trails at Coed y Brenin Mountain Bike Centre (which can be reached by a track from the Holiday Village, avoiding the main road).

BF1378

THE ACCOMMODATION comprises:-

Open plan Living Room/Kitchen Area

5.44 x 4.95 (17'10" x 16'2")

L shaped; hot and cold stainless steel sink with matching wall and base units; oven and hob; 2 panel heaters; door out to front veranda/seating area, broom cupboard

Bedroom 1

1.93 x 1.93 (6'3" x 6'3")

with bunk beds

Bedroom 2

2.92 x 1.93 (9'6" x 6'3")

with panel heater

Bathroom

with shower cubicle; wash hand basin and w.c; heated towel rail

EXTERNALLY

Extended balcony/seating area.

Gravelled car parking space for 2 cars.

Lawned garden areas to three sides.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

The Cabin can only be used for holiday purposes and to maintain its status as a 'seasonal home' it may not be used overnight during the month of January.

There is 35 years remaining on the lease

Site fees £3,180.00 per year

Council Tax Band 'A'







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.

