



GASCOIGNE HALMAN

WENTWORTH, ABERCONWY, CONWY

THE AREAS LEADING ESTATE AGENT

No chain. Ideal holiday home on an exclusive 5-star park on the North Wales coast! Fabulous on-site facilities include Signatures Restaurant, coffee bar, hair and beauty salon, and membership to Langley's Country Club (Gym and indoor pool) We are delighted to offer for sale this immaculate three-bedroom park home with a new 10 year lease agreement, generous sized open plan living dining kitchen, En-suite shower room, and two favorably positioned private patio/seating areas that cater perfectly for outside entertaining and enjoying the stunning views!

Accommodation briefly comprises; well-proportioned open plan kitchen-living room area with modern fitted kitchen benefiting from cupboard space to three sides, integrated electric hob, dishwasher and washing machine, fan oven, fridge-freezer and breakfast bar area with space for seating. There is also space for a dining table and chairs and lounge area with double doors opening out to the private patio area to the rear of the property. There are three bedrooms with the principal bedroom benefiting from an En-suite shower room and dressing room. Two further bedrooms are served by a shower room.

Externally this exciting opportunity has two sizeable private entertaining decks with ample space for alfresco dining and soaking in the views! The property also has a private parking space with additional storage unit/shed.

Lease - There will be a new 10-year lease granted upon the completion of the sale.

Located in Conwy, along the North Wales coastline, Aberconwy Resort and Spa offers the best of both worlds. Being only a stone's throw from the golden sands of Conwy Morfa Beach which is dog friendly 12 months of the year and overlooked by Conwy Mountain. Nearby is the golf club and marina.

The Development offers;

Private parking space

- on-site security 24/7 with access barrier and vehicle registration recognition.

- access 365 days.

- facilities on site include; indoor heated swimming pool, spa, sauna, hair

salon, free membership to the on-site gym for 6 people, 10% off at award winning Signatures Restaurant.

- pet friendly and 3-4 minute walk to pet friendly beach.

Property ownership information

Ground rent review period: No review period

Service charge review period: Every 1 year

Lease end date: 01/01/2032

DIRECTIONS

SAT NAV: LL32 8GA

LOCATION

Located in Conwy, along the North Wales coastline, Aberconwy Resort and Spa offers the best of both worlds. Being only a stone's throw from the golden sands of Conwy Morfa Beach which is dog friendly 12 months of the year and overlooked by Conwy Mountain. Nearby is the golf club and marina.

TENURE

Leasehold. Service Charge £7658pa

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Tax Band: A

TOTAL FLOOR AREA

522 SQFT Approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Based on information supplied.

KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.