

FOR SALE

Willow 2, Valley View Holiday Park, Pentrebreidd, Welshpool, Powys, SY21 9DL



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Offers in the region of £139,950

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor;

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Residential 12 Month Occupancy
- Private Elevated Position on Park
- Stunning Open Plan Living Area
- Viewing Highly Recommended
- Wrap Around Decked Entertaining Area
- Rural Views and Park Views

Frosted Double Glazed Entrance Door
Provides access to

Utility Room
6'5 x 5'9
Which is fitted with base units, laminate work surfaces, stainless steel sink drainer unit, mixer tap, extractor fan, recessed spot lights, tiled splashbacks, plumbing and space for washing machine, cupboard housing Vaillant combination boiler, central heating radiator.

Inner Hallway
With doors to bedrooms and open plan living accommodation.

Open Plan Living Accomodation
19'9 x 19'5 maximum measurements

Kitchen Area
Fitted with a range of shaker style light grey wall and base units with laminate work surfaces, one and a half stainless steel sink drainer unit with mixer tap. Gas hob, stainless steel extractor canopy, electric oven. Tiled splashbacks, integrated dishwasher, fridge and freezer, recessed spotlights, breakfast bar with wine rack.

Dining Area
Central heating radiator, double glazed french doors lead onto composite decked entertaining area with views over the park.

Lounge Area
With double glazed picture windows to side and rear with views over the park, two central heating radiators, television point.

Master Bedroom
12'3 x 9'2
With two built in wardrobes, double glazed window to the side elevation, central heating radiator.

En-Suite Shower Room
With walk in double shower, pedestal wash hand basin, low level W.C., frosted double glazed window, extractor fan, central heating radiator.

Bedroom Two
9'5 x 8'9
Double glazed window to the front elevation, central heating radiator, built in wardrobe.

Family Bathroom
Fitted with a white three piece suite comprising low level W.C., pedestal wash hand basin, bath with mixer tap and shower attachment and screen, part tiled walls, central heating radiator, frosted double glazed window, extractor fan.

Externally
There is a blocked paved allocated parking area for two vehicles with pathway leading down to Willow 2. There are steps up to a composite wrap around decked entertaining area with storage shed.

Agents Notes
Occupancy is allowed under a 12 month licence, service charge is £4580 per annum. Any purchaser will need to provide evidence of owning another property in the form of a council tax bill or similar, as the property cannot be used as a main residence.

Willow 2 is situated on a premier plot with views over the park and is a Prestige Plantation model lodge.

Services
Mains electricity, water and LPG gas central heating are connected at the property. None of these services have been tested by Halls.

Viewing
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions
Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

Money Laundering
We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites
Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com