

FOR SALE

Fern 10, Valley View Holiday Park Pentrebeirdd, Guilsfield, Welshpool, Powys, SY21 9DL

Halls 1845



FOR SALE

Offers in the region of £45,000

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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.

Halls 1845

01938 555 552

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



Situated on the Valley View holiday park, just outside Welshpool this two bedroom caravan has 16 years remaining on the lease. The site boasts tennis court, swimming pool and games room with lovely rural views along the valley. The accommodation comprises open plan living area with a well fitted kitchen, dining and lounge area with electric feature stove, master bedroom with built in wardrobe and W.C. twin bedroom and shower room. Sold fully furnished. Site fees paid for 2024.



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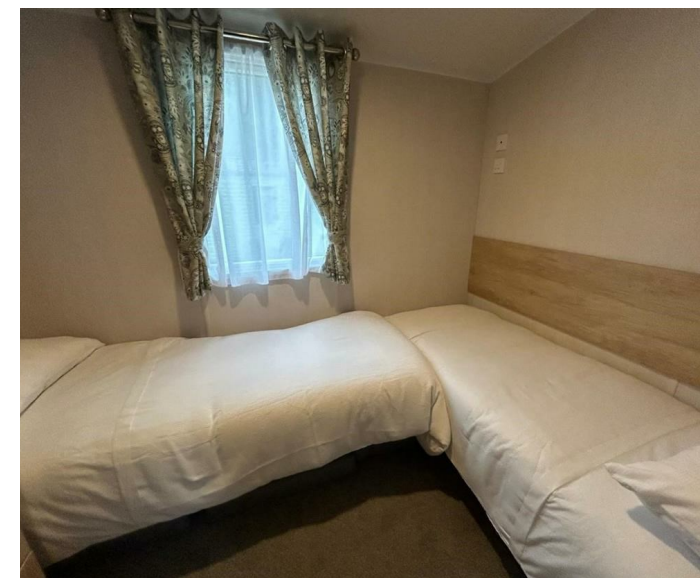
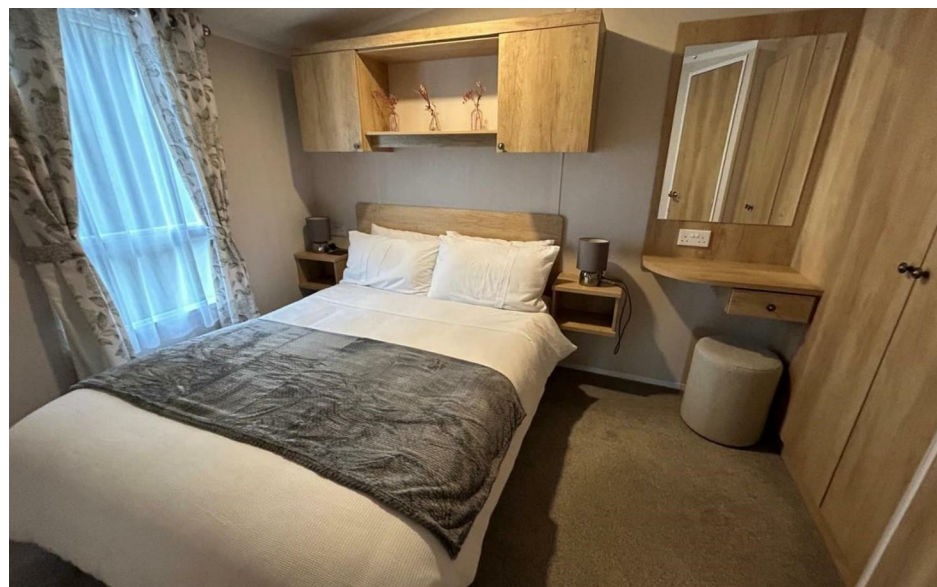
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Viewing Highly Recommended
- Stunning Six Berth Caravan
- Gas Central Heating
- Open Plan Living Area
- 16 Years Lease
- Lovely Park and Countryside Views

Frosted Double Glazed Entrance Door
Leading to

Open Plan Living Area
19'6 x 11'8

Kitchen/Dining Area
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, gas hob and oven, extractor canopy, integrated fridge/freezer, cupboard housing gas boiler, integrated microwave, double glazed window to either side, radiator, dining table and four chairs.

Lounge Area
With electric feature fire with decorative surround, television and display cabinet, L shaped sofa, double glazed window to either elevation, double glazed picture windows to the front with views across the park and along the valley.

Master Bedroom
9'8 max measurement x 8'5
Built in wardrobe, bedside tables, storage cupboard, dressing table, double bed, radiator, double glazed window to the side elevation.

W.C.
Pedestal wash hand basin, low level W.C., double glazed window to the side elevation, display shelving, radiator.

Bedroom Two
8'6 x 5'9
Built in wardrobe, twin beds, display shelving, double glazed window to the side elevation, radiator.

Shower Room
With walk in double shower, pedestal wash hand basin, low level W.C., heated towel rail, frosted double glazed window to the side elevation, mirrored vanity unit, display shelving and extractor fan.

Externally
The caravan has blocked paved parking area with steps leading up to composite decking and making an ideal entertaining space, storage unit.

Agents Notes
We have been advised that the property has 16 years remaining on its lease. The site fees payable per annum are £3580. This caravan is strictly holiday use only for 10 months of the year.

Services
Mains electricity, water and 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