

FOR SALE

57 Oakwood Valley Lodges, Llanfair Caereinion, Welshpool, SY21 0DB



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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.



01938 555552

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



- **Escape and Unwind in this Beautiful Lodge**
- **Modern Two Bedroomed Lodge Fully Furnished**
- **Open Plan Living Space with 64" Television**
- **Adults Only and Dog Friendly Site**
- **11 Month Holiday Usage only Closed for February**
- **Situated in 74 acres of Unspoilt Countryside**

Frosted Double Glazed Entrance Door
Leading into

Kitchen/Diner
12'5 x 10'9
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 and freezer, washing machine and dishwasher, cupboard housing gas boiler, double glazed windows to either elevation, opens into

Lounge
12'3 x 11'6
Television display stand with 64" LG TV, electric feature fire, display shelving, leather corner sofa with recliner, double glazed windows to front and side elevations, double glazed French doors leading out onto the composite decked entertaining area.

Inner Hallway

Bedroom One
9'7 x 8'0
Double glazed window to the rear elevation with countryside views, storage cupboards and shelving, bedside tables, power point with usb charging points, central heating radiator, wall mounted television, dressing area with dressing table, built in wardrobe and additional hanging and shelving area.

En-Suite Shower Room
Having walk in shower cubicle, heated towel rail, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, extractor fan, shelving and mirror.

Bedroom Two
9'6 x 6'4
Twin beds, display shelving, storage cupboard, built in wardrobe, double glazed window to the side elevation, central heating radiator.

Shower Room
With walk in shower cubicle, heated towel rail, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, extractor fan, shelving, mirror and built in storage cupboard.

Externally
To the front the property has parking area, composite stairs to the side providing access, paved patio entertaining area to the side of the property. Outside tap, courtesy lights, table and chairs, two storage lockers.

Agents Notes
This property is to be sold fully furnished. Site fees are paid until March 2026 (annual approx. cost of site fees is £2900.00 per annum). The lodge is strictly for holiday use 11 months of the year. Oakwood is an adults only site.

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

Viewings
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 0BD

What3Words Reference is ///inflamed.swooned.opposites

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