

FOR SALE

Oak 5 Valley View Holiday Park, Pentrebreidd, Welshpool, SY21 9DL



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Offers in the region of £90,000

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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 555 552

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



OnTheMarket.com



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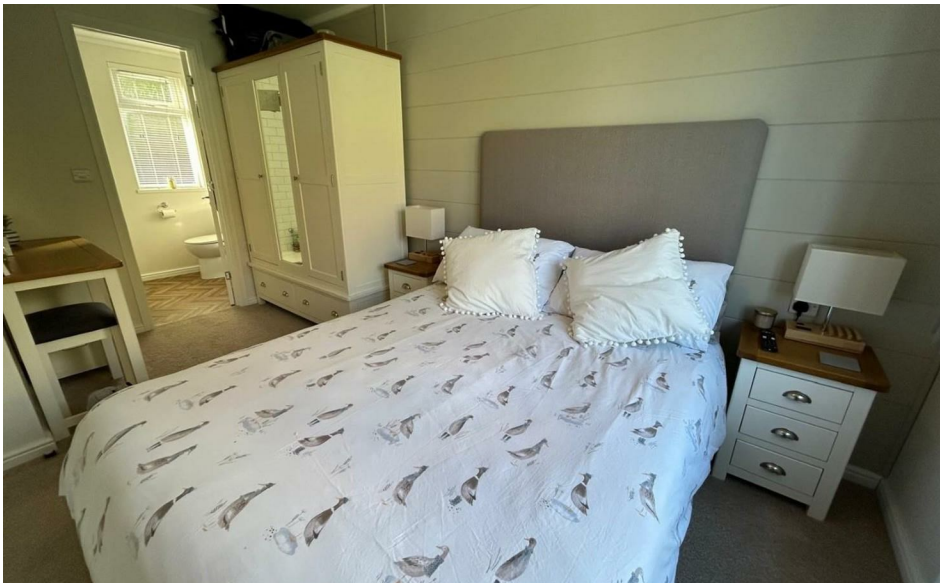
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **Deluxe Light and Bright Two Bedroom Lodge**
- **Wrap Around Decking with Lovely Views**
- **11 Month Holiday Use**
- **Tastefully Furnished in Neutral Colours**
- **Positioned on an Envable Pitch Within the Park**
- **Swimming Pool, Games Room and Tennis Courts on Site**

**Frosted Double Glazed Entrance Door**  
Leading into

**Entrance Hall**  
With door mat, cupboard housing wall mounted Potterton Gas Boiler, plumbing and space for washing machine.

**Living Area**  
21'7 x 19'2

**Lounge/Dining Area**  
With feature electric fire with decorative surround, vaulted ceiling, double glazed picture windows to three elevations with views across the valley, double glazed French doors lead onto the decked entertaining area, two central heating radiators, TV, sofa, two armchairs, dining table with four chairs.

**Kitchen**  
Fitted with a range of shaker style wall and base units with laminate work surfaces, electric oven, stainless steel sink drainer unit, mixer tap, central island with breakfast bar and two bar stools, gas hob, extractor canopy, integrated dishwasher, fridge freezer, display shelving, double glazed window to the side elevation.

**Inner Hallway**  
With smoke alarm.

**Bedroom One**  
13'8 x 8'7 narrowing to 6'7  
With double bed, side drawer units, triple wardrobes, central heating radiator, dressing table, LG tv, double glazed window to the side elevation.

**En-Suite**  
With walk in corner shower, low level W.C., pedestal wash hand basin, frosted double glazed window to the side elevation, heated chrome towel rail, part tiled walls, extractor fan.

**Bedroom Two**  
10'0 x 9'2  
Double glazed window to the side elevation, central heating radiator, wardrobe, drawer unit, twin beds, bedside drawer unit, television point.

**Bathroom**  
Bath with mixer taps and shower attachment and screen, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, part tiled walls, extractor fan, heated chrome towel rail.

**Externally**  
The lodge has off road parking for two cars, steps up to wrap around composite decked entertaining area, exterior lighting, further patio area with storage to the rear.

**Agents Notes**  
The property is available fully furnished. The lodge is available for holiday use for 11 months of the year with the park being closed for the month of January. The site fees are £4360 per annum. The licence has 24 years remaining on the licence.

**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](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)