

Tir ac Eiddo

**LWH**

Land and Property

Lloyd Williams & Hughes



3 Bedroom Holiday Lodge

**Lodge 2** - Y Noddfa Lodge Park, Rhosfawr

Pwllheli, LL53 6YA

**£168,000**

[www.lwhproperty.com](http://www.lwhproperty.com)





## Lodge 2 - Y Noddfa Lodge Park, Rhosfawr, Pwllheli, LL53 6YA

Rare opportunity to own a large 60ft twin unit home located on the prestigious Sanctuary Lodge and Holiday Park in North Wales. This Cambrian Boston Lodge are highly desirable and well-built, finished to a high standard of finish throughout.

Comprising an enclosed hallway, large open plan living, dining kitchen, separate sun room and separate utility room are one of the many benefits of this preowned home. 3 spacious bedrooms, the master benefits from fitted wardrobes and an ensuite bathroom. The wraparound decking provides a vast area for outdoor entertaining.

Discover Luxury at The Sanctuary Lodge and Holiday Park Experience the ultimate luxury escape at The Sanctuary Lodge and Holiday Park, nestled in the breathtaking Llŷn Peninsula.

The park is perfectly located between the nautical Pwllheli Harbour and the award-winning beaches of Porth Nefyn, offering a tranquil countryside retreat.

The Llŷn Peninsula is a paradise for sailing, yachting, surfing, and coastal walking enthusiasts. To the west of Pwllheli lies the chic coastal resort of Abersoch.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents





Further west, you'll find Hell's Mouth, a stunning, long, curving beach surrounded by high rocky promontories, offering panoramic views of the southern coastline and offshore islands.

For those seeking even more seclusion, the northern seaward edge of the Llŷn Peninsula offers quiet lanes perfect for leisurely exploration.

Nearby Morfa Nefyn features golf, sailing, and the charming beachside hamlet of Porth Dinllaen, accessible only on foot and definitely worth the walk!

***The internal accommodation comprises of:***

Entrance Hall

Utility Room: 6' 8" x 4' 3" (2.05m x 1.30m)

Office: 5' 3" x 10' 5" (1.62m x 3.18m)

Dining Lounge: 16' 6" x 21' 5" (5.04m x 6.55m max)

Kitchen: 9' 10" x 12' 9" (3.00m x 3.90m)

Sun-Room: 9' 9" x 8' 3" (2.98m x 2.53m)

Master Bedroom: 12' 9" x 10' 8" (3.90m x 3.27m)

En-Suite: 10' 7" x 8' 4" (3.24m x 2.56m)

Bedroom 2: 11' 3" x 10' 4" (3.43m x 3.17m max)

Bedroom 3: 10' 8" x 7' 3" (3.27m x 2.22m)

Bathroom: 8' 5" x 10' 4" (2.58m x 3.16m)

Size 60' x 20'

Manufactured 2008

30 Year Site Licence Remaining

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty. This is a private sale on behalf of the lodge owner.

Park Information: Buyers are advised to thoroughly review the park rules and license terms before proceeding to purchase. LWH do not warrant any information provided relating to the holiday park - site information available on request, supplied by owner.