



**Lavernock Point Holiday Estate, Fort Road, Lavernock,
Penarth, CF64 5XQ**

Welcome to

Lavernock Point Holiday Estate, Fort Road, Lavernock, Penarth

- CASH BUYERS ONLY
- TWO BEDROOM DETACHED CHALET WITH NO CHAIN
- 10 MONTH ON SITE ACCOMMODATION ONLY
- ACCESS TO ON SITE FACILITIES INCLUDING PUB, POOLS AND LAUNDRY FACILITIES
- TWO RESIDENT PARKING SPACES

Tenure: EPC Rating: E

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£50,000

view this property online allenandharris.co.uk/Property/PNR106507



Property Ref:

PNR106507 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Living Space

15' 10" x 10' 1" (4.83m x 3.07m)

Entered via a part double glazed door, double glazed window to front, doors to two bedrooms and shower room, radiator, opening to kitchen area.

Kitchen Area

7' 9" x 5' 9" (2.36m x 1.75m)

Double glazed window to rear, floor and wall mounted kitchen units with contrasting work surfaces and tiled splashbacks, wall mounted gas central heating boiler, single bowl and drainer sink unit with mixer tap over.

Bedroom 1

7' 11" x 7' 10" (2.41m x 2.39m)

Double glazed window to front, fitted bedroom furniture to remain.

Bedroom 2

7' 10" x 7' 10" (2.39m x 2.39m)

Double glazed window to rear.

Shower Room

Double glazed window to rear.

Outside

Parking area with permit parking spaces, access to the local club/bar, lawned communal gardens, drying area and a covered timber lean-to with space for washing machine.




allen & harris



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