

Town & Country

Estate & Letting Agents



Plot G10 Brynteg Holiday Home Park, Nr Caernarfon, LL55 4RF

Offers In The Region Of £137,500

Town and Country Oswestry are pleased to offer this SPACIOUS 2018/2019 THREE BEDROOM HOLIDAY LODGE located in one of Wales most beautiful parts of the country at the foot of Snowdonia. Brynteg Park has its own private lake overlooking the hills and mountains that surround the area. With so much to do and see at Brynteg, North Wales is one of the most desirable places to own a holiday home. The property is situated on a good plot and has a fantastic wrap around deck and a stunning, well laid out interior finished to a high specification.

Lounge



Having a feature fireplace with flame effect electric stove fire. Freestanding TV, TV cabinet and storage unit. Wall mounted TV point (bracket not included). Two-seater sofa and two armchairs including scatter cushions. Gas central heating system featuring high-efficiency condensing combination boiler. Coffee table. Feature bay window. Sideboard.

Additional photo



Kitchen



The shaker style kitchen and feature kitchen larder is perfect for the keen cook in your family. The dining area creates great vantage points to chat with family and friends.

Additional Photo



Dining Area

Utility

The utility houses the mains fired gas boiler, washer/ dryer and lots of storage for coats, boots and cleaning equipment.

Master Bedroom

The master bedroom has lots of storage, TV, dressing table and luxury en-suite, a perfect room to get ready in for great nights out.

En-suite

With a shower enclosure. low level w.c., wash hand basin and a thermostatic shower.

Bedroom Two

With a window to the side, twin beds, TV, built-in wardrobe, dressing table and a bedside cabinet.

Bedroom Three

With twin beds, fitted storage, dressing table and a window to the side.

Bathroom

Having a bath with shower over, wash hand basin on a vanity unit, shelving and a WC.

Outside



there is off road parking to the side along with a superb wrap around deck which is a sun trap.

Position



Additional photo



The Lakeside



Additional Photo



Additional Photo



Location



The Swimming Pool



Brynteg Reception



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property

Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Brynteg through Park Leisure.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

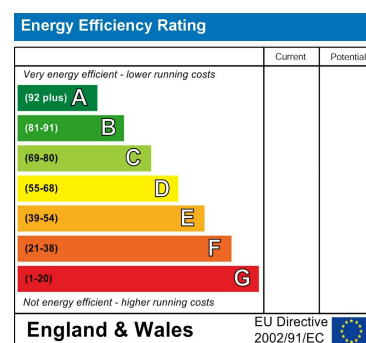
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk