

# Town & Country

Estate & Letting Agents



**Plot 134 Brynteg Country and Leisure Retreat, Caernarfon, LL55 4RF**

**£65,000**

SITE FEES PAID UNTIL JANUARY 2025!! Town and Country Oswestry are pleased to offer this TWO BEDROOM HOLIDAY HOME 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. If you're searching for a holiday home with an understated class that doesn't skimp on luxurious comfort look no further. With so much to do and see at Brynteg, North Wales is one of the most desirable places to own a holiday home. \*Photographs for illustration only.



## The Vogue Classique



The Vogue Classique is an elegant culmination of the very best of Willerby's design work and materials, delivered with their 75 years of manufacturing pedigree. Its striking apex glazed front end is sure to make you the envy of your neighbours on the park. The holiday home comes with a sunken 8 person hot tub, electric fire pit and extensive composite decking with lockable gates. There is also an outside table and chairs. TV's can be found in the lounge and all three of the bedrooms. There is, also, an external lockable bike store. The home is only one year old and only been used on a handful occasions. Fully WIFI enabled. THE VENDOR INFORMS US THAT SITE FEES HAVE BEEN PAID UP UNTIL JANUARY 2024.

### Lounge



Freestanding L-shaped two seater sofa including

integrated power footrest with USB outlet and three seater sofa with fold-out sofa bed. Scatter cushions, mirror and media unit with TV point.

### Kitchen



Integrated microwave, American-style fridge freezer, gas oven/grill with separate gas on glass five burner hob and glass splashback, extractor fan, integrated dishwasher, integrated washer/dryer and large pantry cupboard.

### Dining Area



Freestanding six-seater dining table, and upholstered chairs with pendant lighting.

## Main Bedroom



King-size bed with upholstered headboard and lift-up storage system, walk-in wardrobe, bedside cabinet and dressing table with mirror and chair.

## Twin Bedroom



Single beds with upholstered headboards, bedside cabinet, wardrobe, TV point and coordinated slate bedding pack.

## Family Bathroom



Shower enclosure with thermostatically controlled shower, dual flush WC and wash basin.



**Sunken 8 Seater Hot Tub**



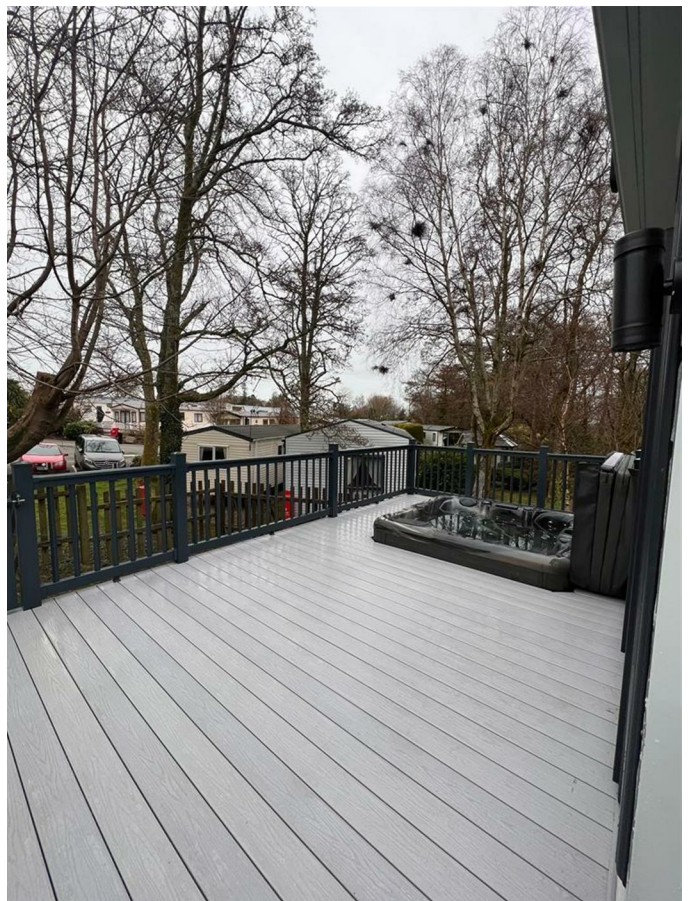
**Decking Area**



**Additional Photograph**



**Additional Photograph**





## Electric Fire Pit

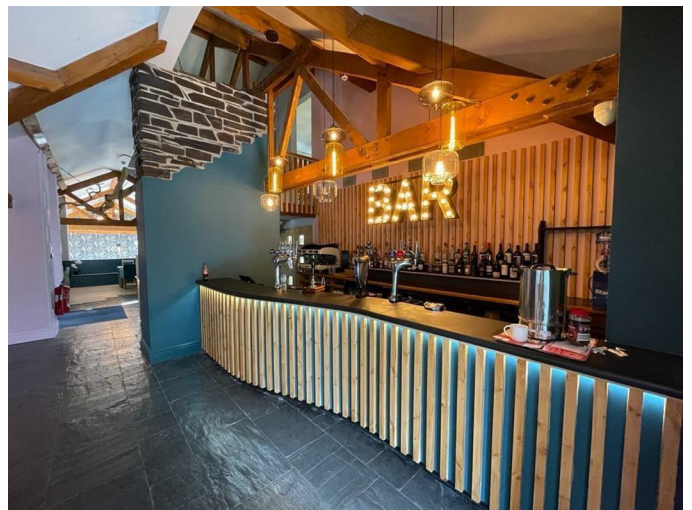


- Snowdonia & Anglesey views
- Owners community
- 20 years licence from new
- Sub-letting options

## Additional Photograph



## Additional Photograph



## The Park



- Five Star Holiday Park
- 12 Month Season (Open all year)
- Country club Bar & Restaurant
- Lakeside Italian bistro & bar
- Indoor swimming pool
- 5-Star Spa Rooms & hydrotherapy pool
- Owners Events
- Extensive activities for kids (Leisure Team)
- Huge Lake with surrounding picnic areas
- Lakeside & Forest Dog walking
- Kids play park
- Gated park & night security



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**

**Additional Photograph**

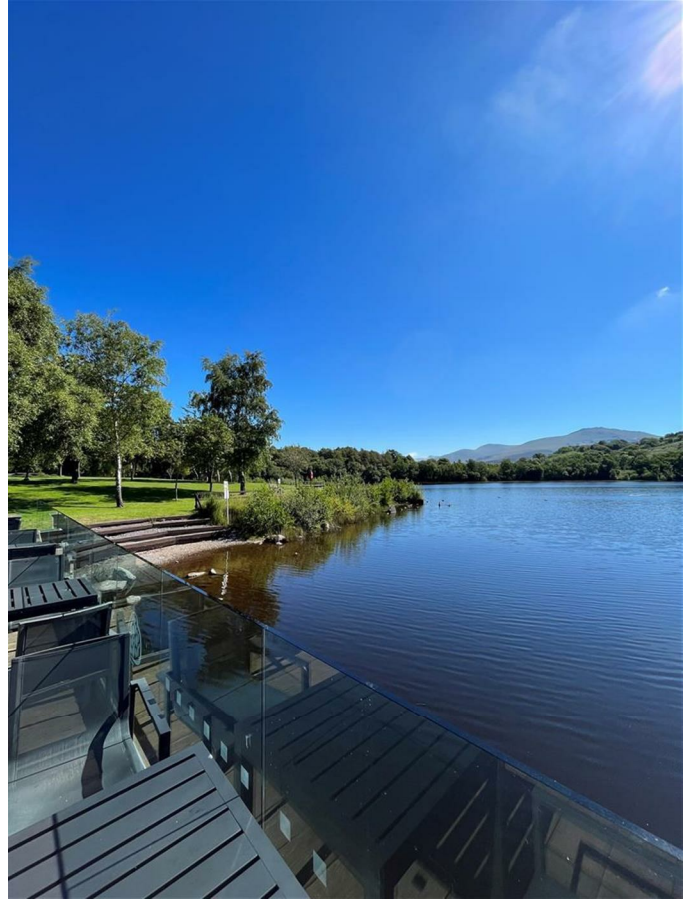




**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



### Additional Photograph



### Additional Photograph



### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### 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.

### To Book a Viewing

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

### 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.

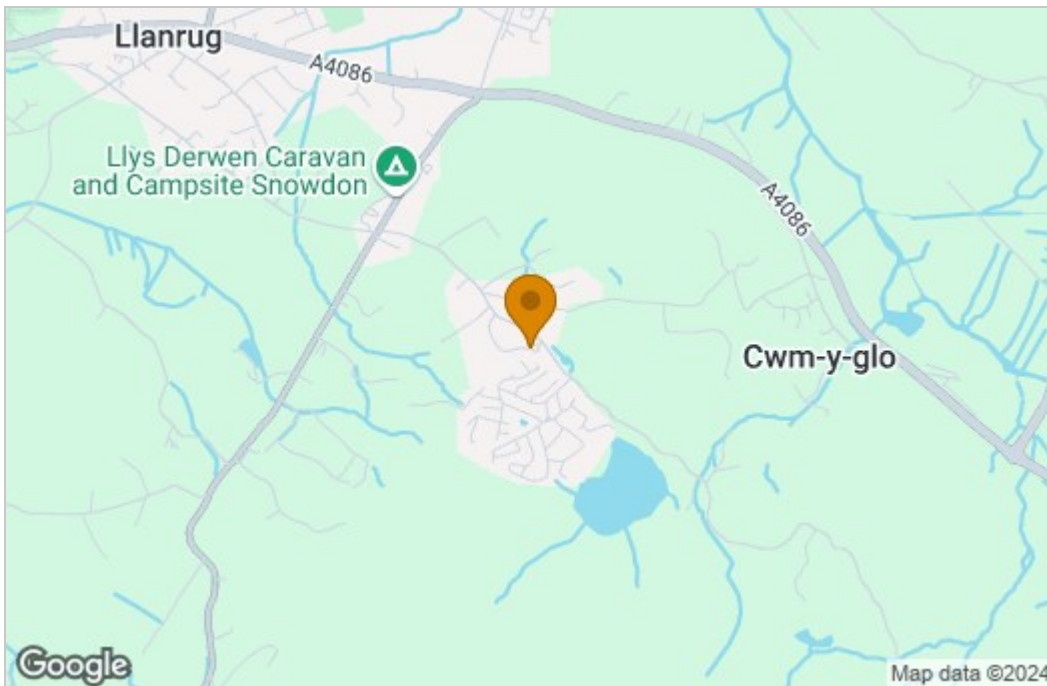
### Services

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

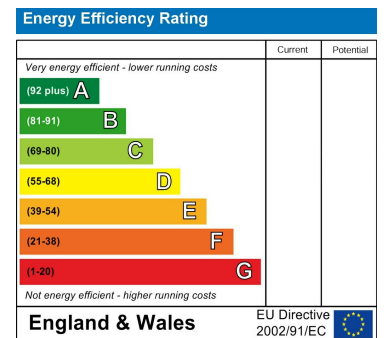


# Floor Plan

## Area Map



## Energy Efficiency Graph



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