



Tom Parry

Plot 1, Glade 4, Porthmadog, LL49 9UG

Asking price £30,000

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Tom Parry & Co are delighted to offer for sale this three bedroomed holiday lodge located on the tranquil "Owners Only" holiday park of Garreg Wen in Morfa Bychan. Plot 1, Glade 4 is located privately in a glade further up, with only a few neighbouring plots. Its located just short walk away from the picturesque seaside village of Borth y Gest.

The accommodation includes a modern open plan kitchen/living area which opens onto a private enclosed composite decked patio, master bedroom with ensuite WC, two twin bedrooms and a shower room. The current owners have created a private patio area at the rear with space to sit & dine outside. There is a generous garden area located higher up, full of mature shrubs and trees, with great views of Moel Y Gest to be had.

Ref : P1471

ACCOMMODATION

All measurements are approximate

Kitchen/Living Room

Lounge with laminate flooring; range of fitted wall units, built in electric fire, patio doors to front decking area.

Kitchen with laminate flooring, range of fitted wall & base units, integrated fridge & freezer, 1 1/2 bowl stainless steel sink & drainer, gas oven with 4 hobs & extractor over; morco series II boiler

Shower Room

with laminate flooring; low level WC & sink basin, enclosed shower cubicle with plas tech shower; radiator.

Bedroom 1

with carpet, built in fitted cupboards and radiator

Bedroom 2

with carpet, built in fitted cupboards and radiator

Bedroom 3

with radiator; carpet flooring, range of fitted cupboard & fitted vanity unit; en-suite

En-suite has laminate flooring, low level WC & sink basin. Overhead fitted storage unit.

EXTERNALLY

The caravan is surrounded by a modern composite enclosed decking. A small patio area at rear/side has been created with decking stairs & rail leading up to a fenced spacious garden. The garden is laid to lawn to with mature shrubs & tree's.

Private parking is available at front of caravan.

SERVICES

Mains Water, Electricity & Drainage. LPG gas.

MATERIAL INFORMATION

Tenure: Leasehold - no lease end date, just a rolling contract.

Current site fees is £8120,

Model is - Swift Bordeaux Exclusive MK3 , it's age is 2017.

Fees include; council tax, electric, service, insurance, and general maintain of plot.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

