



**Tom Parry**

**Garreg Wen, Porthmadog, LL49 9UG**

**£28,000**



## Garreg Wen , Porthmadog, LL49 9UG

Tom Parry & Co are delighted to offer for sale this superb 'Willerbey Sheraton' holiday lodge located on the tranquil "Owner Only" holiday park of Garreg Wen in Morfa Bychan.

With far reaching views this exceptional holiday home invites you to experience a perfect blend of comfort and elegance. It consist of 2 bedrooms and two bathrooms, one being en-suite, The fully-equipped kitchen is spacious & modern, leading into the open plan lounge area. here you can step outside onto the decking area, where you can relish in the fresh air and serene surroundings.

Viewings are highly recommended.

**Our Ref: P1474**

### ACCOMMODATION

All measurements are approximate

#### Kitchen (Open Plan)

with vinyl cushion flooring, a range of modern fitted wall & base units with countertop over, integrated fridge/freezer, integrated washer/dryer, integrated microwave, gas cooker with extractor fan over, black resin 1 bowl sink & drainer.

#### Lounge (open plan)

with carpet flooring, radiator, electric stove fire nestled in a gorgeous surround, patio doors leading onto decking area.

#### Master Bedroom

with carpet flooring & radiator. The room is spacious with a built in "walk in wardrobe", offering more space is a fitted dressing table, fitted drawers & storage shelving surrounding the bed. The room also has its own en-suite.

#### Master Bed En-suite

with vinyl cushion flooring, a free standing shower cubicle, low level WC, wash basin over vanity unit, large mirror, heated towel rail.

#### Bedroom 2

with carpet flooring, radiator fitted wardrobe & shelving

#### Shower Room

The shower room consists of a free standing shower cubicle, low level WC, wash basin over vanity unit, large mirror, heated towel rail, vinyl cushion flooring. Fitted storage units housing 'Aniston E-combi' boiler

### EXTERNALLY

With private parking, stairs leading to a gated enclosed wrap-around composite decking area, space for seating to enjoy the far reaching estuary views and private garden to the side.

There is also a private garden area at the side of the property, consisting of mature shrubs & tree's. There is also a laid paved area housing an outside storage shed.

### SERVICES

Mains Water, Electricity & Drainage. Bottled LPG gas.

### MATERIAL INFORMATION

2017 WILLERBY SHERATON 40x13sq  
Tenure - Leasehold with 10 Month Occupancy.  
Owner's only holiday park.  
Annual site fees £8,505









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01766 512505  
tomparry.co.uk



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.

