



# Tom Parry

G9, Garreg Wen, Morfa Bychan, LL49 9UG

Offers in the region of £59,500

## G9 Garreg Wen, Morfa Bychan, LL49 9UG

Tom Parry & Co are delighted to offer for sale this Boston Willerby lodge nestled on the owner only site on Garreg Wen, Morfa Bychan. The lodge offers a unique opportunity for a leisurely lifestyle, It boasts of 3 bedrooms, 2 bathrooms, and a spacious open plan kitchen and reception room perfect for relaxing or entertaining guests, with double glazing & full central heating throughout.

Situated in a quiet and secluded site, residents can enjoy the tranquillity of the surroundings while still having access to all the main park amenities. A short stroll will lead you to the picturesque Borth Y Gest village & beach, ideal for leisurely walks or enjoying the stunning coastal views.

For those who enjoy golf, the convenience of a golf course within walking distance adds to the appeal of this property. Whether you're looking for a peaceful retreat or a place to enjoy outdoor activities, this lodge offers the best of both worlds. Viewing highly recommended. Site fee's for 2024 have already been settled.

### OUR REF;

### ACCOMODATION

#### Kitchen (open plan)

with laminate flooring, a range of wall & base units with oak effect worktop over, integrated fridge/freezer, integrated washing machine, integrated double ovens, 5 ring gas hob with extractor over, integrated microwave, integrated dishwasher, 1 1/2 stainless steel sink & drainer.

#### Lounge (open plan)

with carpet flooring, radiator, wall mounted feature electric fire, wall mounted television, dual aspect views, sliding patio doors to private decking area.

#### Bedroom 1

with carpet flooring, radiator, 2 x single beds.

#### Bedroom 2

with carpet flooring, radiator, 1 x single bed & bunk beds.

#### Master Bedroom

with carpet flooring, radiator, king size bed with wall mounted bedside storage, walk through wardrobe space, en suite.

#### En suite

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

#### Bathroom

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

### EXTERNALLY

With mature shrubs and paved lawn area surrounding the front elevation, there is a spacious gravelled parking area enough for 3 vehicles at side. With stairs leading to a gated enclosed wrap-around

composite decking area, space for seating to enjoy the open views overlooking the pond & play area, with private garden to the side housing steel storage shed & steel storage cabinet, perfect to store away items when locking up.

### MATERIAL INFORMATION

Boston Willerby Lodge - new in 2011.

Tenure: Freehold

Owners Site Only - 10 month occupancy, site closes for 2 months between January to March.

Site fee paid in 2024 was £8640 - Site Fee's for 2024 have been paid for.





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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.

