



Tom Parry

Plot 9, Glade 1, Garreg Wen, Porthmadog, LL49 9UG

£45,000

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Tom Parry & Co are delighted to offer for sale this Swift Serenity 2012 Caravan nestled within the serene surroundings, offering stunning sea views that will take your breath away. The Caravan is located on the "Owner's Site" only in Garreg Wen, Morfa Bychan. It boasts of an open plan kitchen/dining and living area, 3 bedrooms and two bathrooms, one being an en-suite.

The property offers spacious outside area, ideal for hosting gatherings or simply basking in the sun. With a lower level area as well as two different view points. With private parking available, convenience is at your doorstep. Additionally, being an owners-only site ensures a sense of exclusivity and community within the neighbourhood.

Don't miss the opportunity to make this your new home away from home. Early viewing is highly recommended.

OUR REF: P1

ACCOMODATION

Kitchen (open plan)

with laminate flooring, radiator, range of wall and base units with worktop over, integrated fridge/freezer, integrated oven with hob & extractor over, built in storage cupboard housing combi boiler; patio doors leading to wrap around decking area.

Lounge (open plan)

with laminate flooring, featured wall mounted electric fireplace, fitted storage shelving.

Bedroom 1

with carpet flooring, radiator, fitted storage cupboard, fitted bedside tables and fitted overhead storage.

En-Suite

with laminate vinyl flooring, low level WC, sink basin fitted in storage vanity unit, "plas tech" free standing shower cubicle.

Bedroom 2

with carpet flooring, radiator, fitted low level & overhead storage units, 2 x single beds.

Bedroom 3

with carpet flooring, radiator, 2 x single beds.

Bathroom/Shower Room

with laminate flooring, low level WC, sink basin, free standing shower cubicle.

EXTERNALLY

The Caravan has one designated parking space, but ample space around the Caravan is also available. The Caravan is accessed by a few steps leading to a gated secured decking area. There is a gravelled area with space to create an outdoor area. Mature shrubs and plants can be found here. Slightly higher up there is a lawned area offering the first "view point", this area also houses mature

shrubs and tree's offering privacy from the surrounding Caravans. Stairs can then be found leading to a elevated decking area.

Short walk to the beach.

SERVICES

Mains Water, Electricity & Drainage. LPG gas.

MATERIAL INFORMATION

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

Current site fees approx £8000.

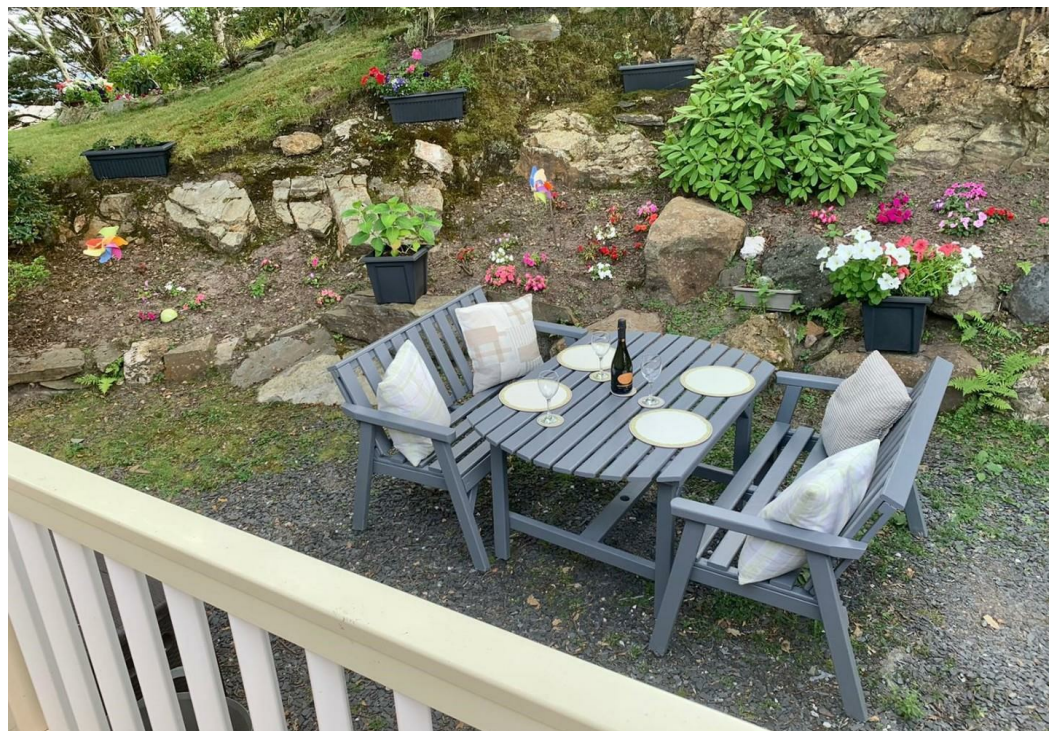
Model is - Swift Serenity 2012.

Private parking is available.

Owner's Site Only - 10 Month Occupancy.

Owners have use of all Haven Facilities including pools.







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.

