

# Tom Parry



## D2 Garreg Wen, Morfa Bychan, LL49 9UG

**£59,950**

- Beautifully presented lodge property
- Situated on the tranquil "owner only" site of Garreg Wen with the benefits of the use of leisure facilities at Greenacres
  - Two bedrooms & two bathrooms
  - Stunning decking area
  - Designated parking
  - Lease until 2032



Tom Parry & Co are delighted to offer for sale this fantastic lodge, nestled within the picturesque Garreg Wen Caravan Park. This exceptional holiday home invites you to experience a perfect blend of comfort and elegance. With dimensions of 40 feet by 14 feet, this spacious retreat boasts 2 bedrooms and two bathrooms, one being en-suite, accommodating up to 6 guests, making it an ideal sanctuary for families and friends.

The holiday home features a fantastic open plan living and kitchen area, with modern fitted kitchen, as well as 2 bedrooms, one of which is en-suite and a well-appointed bathroom with a shower and WC. The fully-equipped kitchen boasts modern amenities, including a fridge, freezer, dishwasher, washing machine, ensuring your stay is hassle-free and enjoyable.

Step outside onto the inviting decking area, where you can enjoy fantastic views towards to the sea and over the golf course. Whether you're sipping your morning coffee or stargazing in the evening, this space offers the

**Our Ref: P1561**

### ACCOMODATION

Any measurements are approximate

#### Kitchen/Living Room

##### Kitchen

with vinyl cushion flooring, 2 x radiators. The kitchen is a great feature and has been finished to a high standard with a range of modern two tone fitted wall and base units with worktop over; a raised double oven & grill, a 5-burner hob with extractor over, an integrated fridge & freezer, washing machine & dishwasher, integrated microwave, and lots of workspace.

##### Living Area

The main living area has carpet flooring; is open plan with patio doors that lead onto wrap around decking showcasing beautiful sea views. An electric 'log-burner effect' fire is fitted within surround,.

##### Master Bedroom

with carpet flooring; radiator; double bed with fitted bedside tables, wall mounted fitted vanity unit with mirror & overhead storage; fitted wardrobe; fitted window seat with storage; access to en suite.

##### En-Suite

with patterned vinyl cushion flooring; heated towel rail; low level WC, wash basin over vanity unit, large mirror, enclosed shower cubicle,

##### Twin Room

with carpet flooring, radiator; two fitted single beds with bedside table in-between; fitted wardrobe & mounted vanity table.

##### Main Bathroom

with patterned vinyl cushion flooring; heated towel rail; low level WC, wash basin over vanity unit, large mirror, enclosed shower cubicle, Velux roof-light window.

##### Hallway

The hallway is spacious with doors leading to all rooms, cupboard storing Macro Series 3 Boiler, wall mounted coat rack and space for storage.

##### EXTERNALLY

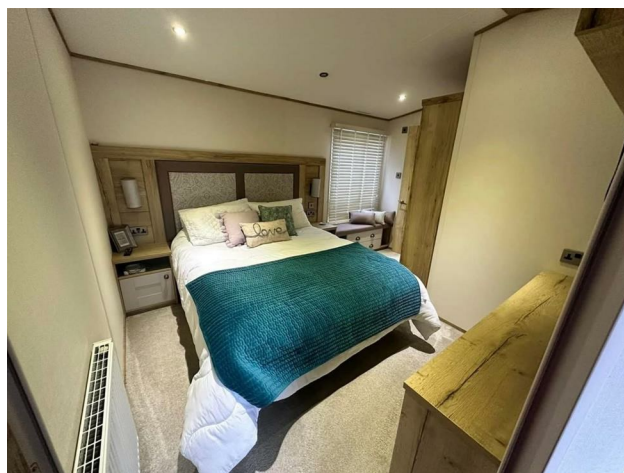
With designated parking space but also further parking area to the opposite side of the lane if required, a lawn grass area to front, stairs leading to a gated large wrap-around composite decking area, space for seating to enjoy the far reaching estuary views, BBQ patio area to rear.

##### SERVICES

Mains Water, Electricity & Drainage. Bottled LPG gas. Gas safety certificate in place.

##### MATERIAL INFORMATION

Chalet dimensions/type: 40' x 14' ABI Ambleside Premier 2020  
2025 Annual Fees £9,025 / Water & Sewerage £523.50 / Rates. £298.00/  
Gas & Electric subject to usage  
10 Month Occupancy  
12 year rolling lease that commenced October 2019. Annual uplift of site fees estimated at 5.9% in 2024.



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.

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



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