



Tom Parry

93, Cardigan View, Porthmadog, LL49 9YA

£45,000

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Nestled in the picturesque Cardigan View on Beach Road, Porthmadog, this charming Swift Bordeaux Exclusive Mark 4 Lodge offers a delightful retreat for those seeking a tranquil escape. New in April 2021, this modern lodge boasts two well-appointed bedrooms, one of which is en-suite making it an ideal choice for families or couples looking to enjoy a peaceful getaway. The property has been extremely well looked after, with that 'like new' feeling apparent when you enter.

The lodge features a spacious reception room that serves as the heart of the holiday home, providing a warm and inviting space for relaxation and socialising. With two bathrooms, convenience is at the forefront, ensuring that guests can enjoy their privacy and comfort during their stay. One of the standout features of this property is the wrap-around balcony, perfect for enjoying a morning coffee or an evening glass of wine while soaking in the beauty of the area. With a two minute walk to the 'car fre' entrance of Black Rock Sands, this lodge really is the perfect holiday destination.

This owner only site offers a relaxing stay, with the use of the swimming pool, gym, sauna and games room on site, as well as the optional use of the Haven facilities at Greenacres. Early viewing is recommended.

Our Ref: P1583

ACCOMMODATION

All measurements are approximate

Open Plan Lounge/Kitchen

Kitchen

with a range of built in wall and base units; a range of integrated appliances including oven, grill, gas hob with extractor over, slimline dishwasher, microwave and fridge freezer; composite sink and drainer; larger cupboard housing boiler; dining table and vinyl flooring

Living Area

with French doors onto terrace; electric remote control operated live frame effect fire; stereo wifi enabled speakers to ceiling; double sofa bed (unused); two seater sofa; coffee table with two unused stools under; carpet flooring and triple aspect windows

Inner Hallway

Bedroom 1

with a range of fitted wardrobes; king size ottoman bed with storage under; fitted vanity unit; fitted carpet; radiator

En-Suite

with low level WC and wash basin

Bedroom 2

with twin beds; fitted storage cupboards; single wardrobe; carpet and radiator

Shower Room

with fitted shower cubicle; low level WC; wall mounted wash basin; storage cupboards and heated towel rail

EXTERNALLY

The lodge is accessed via a wrap around terrace with

large south facing 16'6 x 12ft decking area with white gated balustrading and smoked glass frontage. The decking extends to the side with a 8ft x 26 ft area enjoying stunning views towards Snowdonia and Moel Y Gest. The wrap around terrace enjoys sunshine from sunrise to sunset!

The lodge has been fully skirted with three access points, external power supply and outside tap and a flagged area that could house an external shed. There is parking for two cars to the side, also on concrete slabs.

SERVICES

Mains electricity, water and drainage. LPG gas tanks serving central heating, cooker and hot water.

MATERIAL INFORMATION

Swift Bordeaux Exclusive Mk 4 38 x 12ft lodge, new April 2021 with 6 year Swift Warranty.

12 year lease granted when new, with 8 years unexpired. Leases are rolling, assuming lodges remain in good condition.

Annual site fees for 2025: £7,190 (current owner has discounted rate of £6,744 as lodge bought from Bourne Leisure).

Electrics: £230pa approx
Non-Domestic Rates: £236pa approx
Water & Drainage: £355.90 2025 rate (shared between all units on site).

Owners enjoy access to Cardigan View & Greenacres Facilities and have the use of 10 guest passes per year.

Double glazing throughout.

Fibre broadband available and TV Aerial

Annually serviced and winterised.







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.

Floor plan Awaited

