

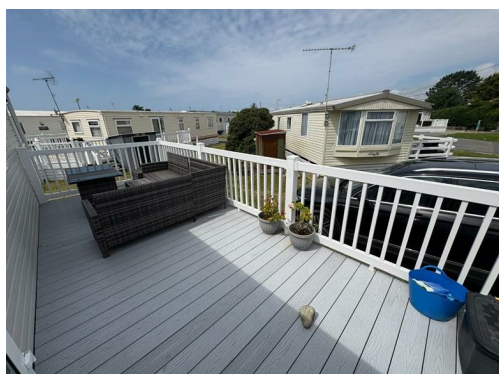
Tom Parry



100 Cardigan View, Morfa Bychan, LL49 9YA

£24,995

- Atlas Mirage 2 (2019 model) 36ft x 12ft lodge with 3 bedrooms
- Convenient location close to swimming pool, sauna, club house and play area
 - Short walk to the beach
 - Sunny composite decking area
- Located on popular "owner only" park
 - Sleeps 8 people



Our Ref: P1599

ACCOMMODATION

All measurements are approximate

Open Plan Kitchen/Living/Dining Area

3.575 x 5.269 (11'8" x 17'3")

with kitchen fitted with a range of wall and base units; integrated double oven with gas hob; stainless steel sink and drainer; integrated microwave and space for under counter fridge; fitted dining table; 'L' shaped sofa including pull out sofa bed; electric real flame effect fire; built in TV unit; triple aspect windows and two radiators

Bedroom 1

3.166 x 1.941 (10'4" x 6'4")

with double bed with side tables; fitted cupboards above bed; fitted double wardrobe; carpet flooring and radiator

Bedroom 2

2.323 x 1.540 (7'7" x 5'0")

with double bed with side table; fitted cupboards above bed; fitted wardrobe; carpet flooring and radiator

Bedroom 3

1.753 x 2.466 (5'9" x 8'1")

with twin beds; fitted cupboards above bed; fitted wardrobe; carpet flooring and radiator

Shower Room

with shower cubicle; low level WC; wash basin set on vanity unit; fitted airing cupboard housing wall mountd 'Morco' combi boiler and radiator

Separate WC

EXTERNALLY

The lodge has gated composite decking to enjoy the sunshine; with a decking furniture to be included in the sale.

There is a parking area to the side of the lodge.

The pitch is extremely convenient for all on site facilities including swimming pool, sauna, gym, jetski park, club room and children's play area.

SERVICES

LPG gas, mains water, electricity and drainage. Full central heating and broadband.

Fitted security alarm.

MATERIAL INFORMATION

Tenure: Leasehold - rolling lease

Site fees for 2025: £7,190

Rates 2025 £236

Water 2025 £355

Electricity 2025 £210

10 Month usage

Floor Plan Awaited



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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