

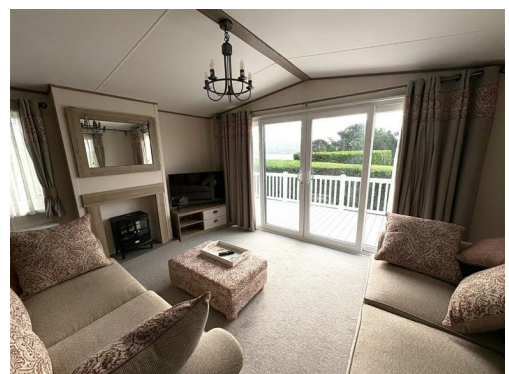
# Tom Parry



**F22 Garreg Wen , Morfa Bychan, LL49 9UG**

**£59,950**

- ABI Ambleside Premier 2020 Model 40ft - 14ft
  - Sleeps 4-6
  - Sold fully furnished
- Generous decking area and lower garden
  - Private parking
  - 5 years old



Tom Parry & Co are delighted to offer for sale this fantastic 'ABI Ambleside Premier' lodge which offers a perfect retreat for those seeking a tranquil escape by the sea. Spanning an impressive 40 x 14 feet, this well-appointed lodge comfortably accommodates 4 to 6 guests, making it an ideal choice for families or those looking to entertain friends.

The property features two inviting bedrooms, providing ample space for relaxation and rest. With two bathrooms, convenience is at the forefront, ensuring that guests can enjoy their stay without the hassle of sharing facilities. The open-plan reception room creates a warm and welcoming atmosphere, perfect for unwinding after a day of exploring the stunning surroundings.

This lodge, only five years old, is sold fully equipped, allowing you to move in and start enjoying your holiday home immediately. The property boasts beautiful sea views, offering a picturesque backdrop that enhances the overall appeal of this coastal gem.

**Our Ref: P1583**

#### ACCOMMODATION

##### Entrance Hallway

with cloak & shoe storage; cupboard housing "Morco III" combi boiler; vinyl flooring and radiator

##### Open Plan Living/Kitchen/Diner

##### Living Room

with sliding doors opening onto decking area and enjoying sea views; dual aspect windows, making a light and airy living space; fully furnished including sofa bed; electric log burner effect fire with timber surround; carpet flooring and radiator

##### Kitchen

with a range fitted wall and base units with worktop over; integrated appliances including 5 ring gas hob with extractor over, double oven, microwave, fridge freezer, dishwasher and washing machine; fitted shelving; one and a half bowl composite sink; tall larder cupboard; vinyl flooring; dining table and chairs and crockery, pots pans etc all included.

##### Bedroom 1

this large master suite has a king size ottoman bed; fitted wardrobes; fitted vanity table; carpet flooring and radiator

##### En-Suite

with fitted shower; low level WC; wash basin on vanity unit; built in cupboard and heated towel rail

##### Bedroom 2

with twin beds; built in wardrobe and dressing table; carpet flooring and radiator

##### Bathroom

with fitted shower; low level WC; wash basin on vanity unit; built in cupboard and heated towel rail

##### EXTERNALLY

The property has the benefit of a parking space to the side, in front of steps up to the composite decking area which enjoys fantastic sea views. The decking steps down to an L-shaped lawned garden that has been netted to ensure that it is "dog proof" for your four legged friends!

##### SERVICES

Mains electricity and drainage. LPG powering heating and kitchen.

##### MATERIAL INFORMATION

The current licence valid until 9th August 2032; though new 12 year licences tend to be granted from purchase. Further information available from the main office at Greenacres. Licences are rolling as long as the lodge remains in good condition.

10 month occupancy (5th Jan - Early March)

Site Fees: £9,994.63 (2025 figure including utilities)

Sold fully furnished as seen.



The Ambleside Premier 40ft x 14ft x 2 bedroom



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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