



The Chalet , Field 3 Golden Sunset Caravan Park

Benllech, Tyn-Y-Gongl, LL74 8SW

Price Guide £250,000



A once in a lifetime opportunity to acquire a detached 3 bedroom Holiday Home in the centre of the village on a well established and managed Holiday Park, and enjoying a panoramic view over Benllech beach and Red Wharf Bay towards the mountains. It was built in 2000 to comply with Building Regulations, of brick/block walls under a tile roof, being a "one off" in this very popular location, having double glazing and with modern kitchen and bathroom facilities provided. It has its own gardens, with the Park having its own security entry system.

Held on a Licence with 8 month occupation, with reasonable ground rent and no Council Tax premium applied.

Ideal Holiday Home in this popular village location within a 5 minute walk of Benllech's famous beach.



Entrance Hall

Having a double glazed side entrance door and side panel. Staircase to the first floor with alcove cupboard housing a propane gas boiler, understairs store.

Kitchen/Living Room 18'9" x 13'0" (5.73 x 3.98)

Being open plan and with a total of 3 windows and further double opening double glazed doors to the front, all giving a good amount of natural daylight. Light timber laminate flooring throughout.

Kitchen Area

The kitchen has a good range of base and wall units in a light maple effect finish with worktop surfaces and tiled surround. The worktop extends to give a spacious breakfast bar area for 4 persons. Integrated Neff gas hob with extractor over and Neff oven under. Integrated fridge and washing machine. Wall shelving, ceiling down lights.

Living Area

Having a radiator, tv connection and ceiling down lights.

Bedroom 2 11'8" x 10'4" (3.58 x 3.17)

Having a rear aspect window, laminate floor covering.

Bedroom 3 8'5" x 7'11" (2.57 x 2.42)

With rear aspect window, laminate floor covering.

Bathroom 8'0" x 5'11" (2.45 x 1.81)

Having fully tiled walls and laminate flooring. Modern white suite comprising of a panelled bath with thermostatic shower over and glazed shower screen. Wash hand basin, WC, radiator.

First Floor

Bedroom 1 16'0" x 15'2" (4.90 x 4.64)

A spacious bedroom area with two front aspect windows giving truly panoramic views over Benllech beach, the headland and extending towards the Snowdonia mountains. Through access to:-

Dressing Room 9'7" x 7'3" (2.93 x 2.22)

A spacious room and presently used as a bedroom with dormer window.

Outside

Situated in its own good sized grounds there are gardens to front and rear laid to lawn with boundary fencing provided.

Services

Mains water and electricity. Drainage enters the Park drainage system.
Propane Gas

Council Tax

Understood to be Band A. (to be confirmed)
No Council Tax premiums apply.

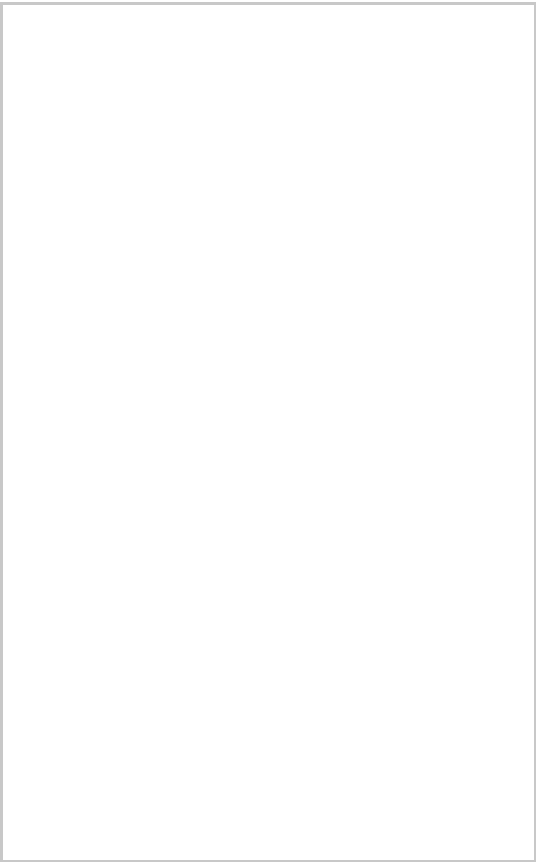
Tenure

The property is held on an Annual Licence from the Golden Sunset Holiday Park. Occupation is for 8 months of the year with the Park closed from November to the beginning of March.
The annual outgoings are understood to be as follows, and can vary:-
Ground Rent £2600.00 per annum (2024/25)
Water: £600 a year.
Local Authority Rates: £700 a year

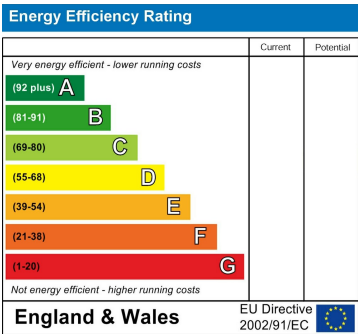
Area Map



Floor Plans



Energy Efficiency Graph



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