



**Tom Parry**

Cabin 85 Trawsfynydd Holiday Village, Bronaber, LL41 4YB

Offers in the region of £58,000

## Cabin 85 Trawsfynydd Holiday Village, Bronaber, LL41 4YB

A detached, Norwegian pine log cabin, situated on this popular holiday village complex, which is located just off the A470 and adjacent to the hamlet of Bronaber which lies between the towns of Dolgellau and Porthmadog.

Bronaber is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty and the surrounding area benefits from many outdoor activities such as fishing, white water canoeing, golfing, mountain biking and many scenic walking trails at Coed y Brenin Mountain Bike Centre (which can be reached by a track from the Holiday Village, avoiding the main road), extreme mountain bike centre, Zipwires and Bounce Below at Blaenau Ffestiniog and sandy beaches at Harlech and Black Rock Sands.

The holiday village site is well established with many mature trees. There is a large children's play area, a dog walking area, laundrette and small shop on site.

The property has the benefit of uPVC double glazing and a decked Verandah taking advantage of the far reaching views of the Rhinog mountain range.

**Ref: BF1273**

**The ACCOMMODATION comprises:-**  
(all measurements approximate)

### **L-Shaped Kitchen/Living Room/Dining Area**

**5.43m x 4.90m (17'9" x 16'0" )**

"L" shaped with broom cupboard, fitted wall and base kitchen units including single drainer stainless steel sink unit, built-in electric oven and extractor hood over, ceramic hob, worktops

### **Bedroom 1**

**2.94m x 1.91m (9'7" x 6'3" )**

with double bed

### **Bedroom 2**

**1.93m x 1.93m (6'3" x 6'3" )**

with bunk beds

### **Bathroom**

with shower cubicle, "Vanity" unit, w.c., heated towel rail

### **Outside**

Covered verandah to the front, hardstanding garden/parking area to the rear

### **Services**

Mains water, electricity and drainage

### **Note**

The Cabin is leasehold with 43 years remaining of an initial 50 years - Site Fees Paid 2022/23 £2,832, Annual Water and Sewerage Cost £231 Council Tax Band A

It can only be used for holiday purposes and to maintain its status as a 'seasonal home' it may not be used overnight during the month of January.







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.

