



Tom Parry

Cabin 140 Trawsfynydd Holiday Village, Bronaber, LL41 4YB

£52,500

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****Sale to include furniture and fittings**** Tom Parry & Co are delighted to offer for sale this 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.

The property has the benefit of uPVC double glazing, an open verandah to the front and a gravelled garden and picnic area to the side and rear.

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, small shop and a recently opened cafe/bar on site.

BF1323

ACCOMMODATION

(All measurements approximate)

Dining/Store Area

5.07 x 1.42 (16'7" x 4'7")

with panel radiator and storage cupboard

Open Plan Living Room/Kitchen

4.95 x 3.95 (16'2" x 12'11")

L shaped room with panel heater, hot and cold stainless steel sink with wall and base cupboards including electric oven and hob

Bedroom 1

2.01 x 1.94 (6'7" x 6'4")

with bunk beds

Bedroom 2

2.93 x 2.03 (9'7" x 6'7")

with panel heater

Bathroom

with panel heater, shower cubicle, wash hand basin and w.c

EXTERNALLY

Open front verandah/sitting area, gravelled garden and picnic area to the side and rear with trees and shrubbery surrounding

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

The Cabin is leasehold with 37 years remaining

Site fees £1,800.00

The Cabin 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.

