



**Tom Parry**

Cabin 194 Trawsfynydd Holiday Village, Bronaber, Blaenau Ffestiniog,

£69,950

## Cabin 194 Trawsfynydd Holiday Village, Bronaber, Blaenau Ffestiniog, LL41 4YB

Tom Parry & Co are delighted to offer for sale this charming detached, Norwegian pine log cabin known as 'Home from Home'. From the moment you enter, a sense of comfort and cosiness can be felt instantly, a sort of calm and peaceful abode. Personal touches can be seen throughout the cabin, from the tasteful decor, to the well kept grounds and overall love that has been put into the property.

The cabin has the benefit of a stunning commanding view of the mountains to the front, and the beautiful large garden area wraps around the whole of the cabin with a separate gravelled car parking space for 3 cars. The cabin also has the benefit of being fully insulated, has modern kitchen and bathroom fittings, the main bedroom is larger than average in comparison to other cabins as it has been opened out into the veranda area, and the second bedroom is fitted with full size single bunk beds. A children's play area is situated directly across the way which can be seen through the kitchen window. There is a large raised decking area to the side which offers a fantastic seating area to enjoy with friends and family.

Situated on the 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. There is a dog walking area, laundrette, small shop and a recently opened cafe/bar on site. 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).

This is one of the largest plots on site and will be sold fully furnished.

Viewing is highly recommended.

### BF1351

**The ACCOMMODATION comprises :-**  
[all measurements are approximate]

#### Open Plan Living Room/Kitchen

4.92 x 5.18 (16'1" x 16'11")

with hot and cold stainless steel sink; matching wall and base units; party tiled walls; electric oven and hob; laminate flooring; electric heaters; double doors out to decking/seating area

#### Bedroom 1

3.33 x 2.44 (10'11" x 8'0")

with laminate flooring; electric heater

#### Bedroom 2

2.20 x 2.40 (7'2" x 7'10")

with full size single bunk beds; laminate flooring; electric heater

#### Bathroom

1.93 x 1.92 (6'3" x 6'3")

with shower cubicle; wash hand basin and w.c; heated towel rail; partly tiled walls; laminate flooring; shelving in recess; night storage heater

#### EXTERNALLY

To the front there is a gravelled car parking area with space for 3 cars.

A paved area leads up to the side of the cabin wrapping around the back with 2 store sheds, which then leads on to a large multi level lawned and gravelled garden area with mature trees and shrubbery.

With a stunning commanding view of the mountains from the raised decking/sitting area, and a children's play area just out front.

This is one of the largest plots on site.

#### SERVICES

Mains water, electricity and drainage

#### MATERIAL INFORMATION

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.

There is 38 years left on the lease

Site fees £2,100 plus vat per year - paid up until September 2023

Council Tax Band 'A'







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.

