



Tom Parry

Cabin 72 Trawsfynydd Holiday Village, Bronaber, LL41 4YB

£59,500

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A detached, Norwegian pine log cabin, situated in an elevated position 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, small shop and recently opened cafe 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. Most of the furniture and contents are included in the sale.

Ref: BF1260

The ACCOMMODATION comprises:-
(all measurements are approximate)

Open Plan Living Room/Kitchen

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

"L" shaped with a dual aspect, electric wall mounted heater, broom cupboard, fitted wall and base units to kitchen area including single drainer stainless steel sink unit, free standing electric oven and fridge, worktops, electric night storage heater, door out to covered verandah

Bedroom 1

2.95m x 1.95m (9'8" x 6'4")

with electric wall heater, wardrobe

Bedroom 2

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

with bunk beds, electric wall heater, wardrobe

Shower Room

with shower cubicle, "Vanity" unit with wash hand basin and concealed cistern w.c., heated towel rail, underfloor heating

Outside

Covered veranda to the front, garden area surrounding the cabin, small crazy paved patio area and small paved area on the east side. Designated parking space along a short path, visible from the cabin.

Services

Mains water, electricity and drainage

Note

The Cabin is leasehold with 42 years remaining of an initial 50 years - Site Fees 2022/23 were £2,832. 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.

