



Tom Parry

Cabin 2 Trawsfynydd Holiday Village, Bronaber, Blaenau Ffestiniog, LL41

£62,500^{1VP}

Cabin 2 Trawsfynydd Holiday Village, Bronaber, Blaenau Ffestiniog, LL41 4YB

****FREEHOLD****

Tom Parry & Co are delighted to offer for sale this detached, two bedroom, well presented 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 cabin provides comfortable living accommodation comprising of an open plan living room/kitchen, shower room, two bedrooms and a porch.

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.

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.

BF1425

ACCOMMODATION

(all measurements approximate)

Open Plan Living Room/Kitchen

4.95 x 3.92 (16'2" x 12'10")

with fitted carpet, storage cupboard, uPVC double glazing, wall and base units, stainless steel sink, cooker point, fridge point

Bedroom 1

2.93 x 1.90 (9'7" x 6'2")

with fitted carpet

Bedroom 2

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

with fitted carpet

Shower Room

with shower cubicle, wash hand basin and w.c

EXTERNALLY

with patio and lawned garden areas.

Parking space for two vehicles.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

FREEHOLD

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.

Site fees £1,023.92

Council Tax Band ?







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.

