



# Tom Parry

Cabin 232 Trawsfynydd Holiday Village, Bronaber, Trawsfynydd, LL41 4YB

Offers in the region of £67,500



## Cabin 232 Trawsfynydd Holiday Village, Bronaber, Trawsfynydd, LL41 4YB

A detached log cabin, situated on the edge of this popular holiday village complex which is located just off the A470 at Bronaber between the towns of Dolgellau and Porthmadog. The site has a village shop, laundrette, children's playground, dog walking area and recently opened cafe.

The cabin has recently undergone some extensive renovations to include, a newly fitted modern kitchen with beech and granite worktops, a stylish media wall, a new roof that was fitted in August 2024, new cladding and insulation in both bedrooms and, the garden has been landscaped to include several seating areas with the benefit of a lovely private BBQ corner.

Please note cabin is to be sold fully furnished.

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 mountain biking and many scenic walking trails at Coed y Brenin, extreme mountain bike centre and Zipwires and Bounce Below at Blaenau Ffestiniog, fishing, white water canoeing and golfing and is within easy distance of the sandy beaches of Harlech and Black Rock Sands.

**BF1468**

### ACCOMMODATION

(all measurements approximate)

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

4.95 x 4.65 (16'2" x 15'3")

with hot and cold stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, electric oven and hob with hood over, partly tiled walls, media wall with built in tv screen and coal effect electric fire, built in heated wardrobe, panel heater

#### Bedroom 1

2.45 x 2.01 (8'0" x 6'7")

with panel heater, built in sliding wardrobes

#### Bedroom 2

2.00 x 1.91 (6'6" x 6'3")

with panel heater, corner wardrobe

#### Shower Room

with shower cubicle, wash hand basin and WC, heated towel rail, meter cupboard

### EXTERNALLY

Garden area surrounding the cabin.

Balcony/seating/ BBQ area.

Gravelled car parking space.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

The Cabin is leasehold with 38 years remaining of an initial 50 years

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 £3,200 (paid up to January 2026)

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.

