



**Tom Parry**

1 Maes Artro, Llanbedr, LL45 2PZ

**£199,500**

# 1 Maes Artro, Llanbedr, LL45 2PZ

Constructed in 2010 this contemporary wooden lodge (a Finlodge product of "Scandinavian Systems") offers flexibility to any purchaser. It could be your perfect getaway property for a relaxing weekend, or provide a fantastic business opportunity with a proven rental track record and bookings into 2024. It is a spacious, smart 3 bedroom layout, with modern log burning stove, a balcony on the first floor and a ground floor veranda. Benefitting from large external gardens which back onto woodland, and new composite decking complete with hot tub, this lodge is the country idyll. Situated within the village of Llanbedr, the property is within walking distance of three pub/restaurants, local village shop and the bus route.

Please note that this property has an occupancy restriction, allowing it to be occupied from 1st March till 5th January each year.

Llanbedr is a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Accommodation comprises : ( All measurements are approximate )

## GROUND FLOOR

### UTILITY ROOM

Fitted with single sink and drainer unit, base units, space and plumbing for washing machine, meter cupboard, boiler for central heating, window to side, doors into

### BATHROOM

Fitted with suite comprising panelled bath, wash hand basin and low level w.c., window to side

### KITCHEN/LOUNGE

8.23m x 6.71m. (27'0" x 22'0".)

Large open plan area with kitchen fitted with wall and base units, including stainless steel sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven with gas hob and extractor fan above, laminate worktops, window to side, opening into lounge/diner with windows on all aspects, log burning stove, radiators x 2, double doors leading to front veranda, stairs to first floor

### BEDROOM 3

3.67 x 3.39

Window to side, radiator

## FIRST FLOOR

### LANDING

Doors leading to

### BEDROOM 1

4.27 x 3.00 (14'0" x 9'10")

Window to rear, radiator, walk in storage, door into

### EN-SUITE

Fitted with contemporary suite comprising corner shower cubicle, wash hand basin with mirror and light above, low level W.C., skylight window, radiator

### BEDROOM 2

4.5 x 4.2 (14'9" x 13'9")

Double doors opening onto front balcony with

beautiful open countryside views, large walk in storage area, radiator, door into

### EN SUITE

Fitted with contemporary suite comprising shower cubicle, wash hand basin with mirror, light and shaving socket above, low level W.C., skylight window, radiator

### EXTERNAL

Large garden to the rear backing onto woodland. Composite decking with hot tub. First floor balcony. Parking for 2 cars.

### SERVICES

Mains water and electricity.

Approximately 115 years left on lease with current annual charges £1350.00

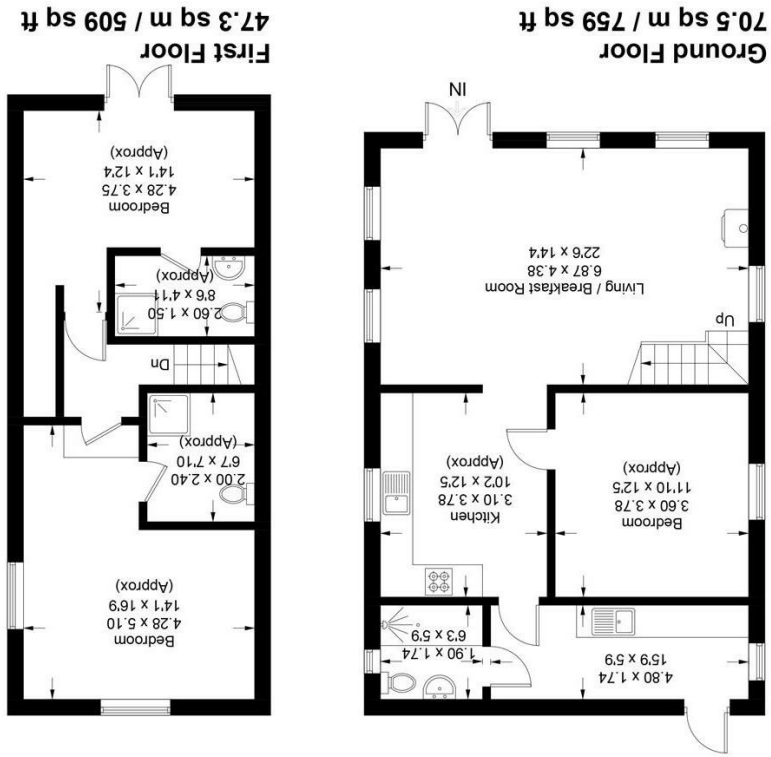






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Illustration for identification purposes only. measurements are approximate, not to scale.



1 Maes Arto, Llanbedr, Gwynedd, LL45 2PZ  
Approximate Gross Internal Area 117.8 sq m / 1268 sq ft

<p>Energy rating</p>	<p>1 Maes Arto Lodges LLANBEDR LL45 2PZ</p>
	<p>Valid until 16 July 2033</p> <p>Certificate number 9076-3006-6203-0457-0204</p>

