



Tom Parry

23 Maes Artro, Llanbedr, LL45 2PZ

£225,000

23 Maes Arto, Llanbedr, LL45 2PZ

Want to feel like you're on holiday every day? Enjoy the tranquil life away from the hustle and bustle? Then think outside of conventional living and consider buying a lodge!

23 Maes Arto is a luxury bespoke timber frame lodge, built on site in 2015 and is compliant with all building regulations. It is a spacious, smart 3 bedroom layout, with a balcony on the first floor and a ground floor veranda for the hot tub and alfresco dining. Providing unique accommodation all year round, and being sold with the majority of the contents, this is the perfect stress free property for you to enjoy as a second home. Alternatively consider letting it out as a holiday let with similar properties on site generating a very healthy income. Please note that the property can only be used for short term holiday letting of not more than 28 days duration and shall not be resided in on a permanent basis.

It is located on a small, privately owned lodge site which is open 12 months of the year, and is situated in Llanbedr. Llanbedr is a picturesque village of character which lies conveniently on the A496 coastal road through Gwynedd. The lodge is within walking distance of shops, pubs and restaurants.

Accommodation comprises: (all measurements are approximate)

Rear entrance door into

GROUND FLOOR

UTILITY ROOM

1.86 x 4.55 (6'1" x 14'11")

Single sink and drainer unit, space and plumbing for washing machine, "Worcester" boiler, window to side, radiator, vinyl flooring, door into

BATHROOM

Bath with hand held shower above, wash hand basin with mirror, light and shaving socket above, low level W.C., radiator, vinyl flooring, obscured window to side

LOUNGE/DINING/KITCHEN

8.05 x 6.78 (26'4" x 22'2")

Large open plan area - kitchen fitted with wall and base units, including 1 1/2 sink and drainer unit, integrated dishwasher, integrated fridge/freezer, integrated electric oven with hob and extractor hood above, laminate worktops, window to side, vinyl flooring, radiator, opening into lounge/dining area with windows on all aspects, feature log burning stove set on slate hearth, radiator, double doors opening onto front veranda, stairs leading to first floor

BEDROOM 1

3.36 x 3.76 (11'0" x 12'4")

Fitted carpet, window to side, radiator

FIRST FLOOR

LANDING

Fitted carpet, doors leading to

BEDROOM 2

5.60 x 4.15 (18'4" x 13'7")

Fitted carpet, radiator, doors opening onto front balcony with views over woodland and site, door into

EN-SUITE SHOWER ROOM

Fitted with suite comprising corner shower cubicle, wash hand basin with mirror and light above, low level W.C., chrome heated towel rail, skylight window, vinyl flooring

BEDROOM 3

5.60 x 4.15 (18'4" x 13'7")

Fitted carpet, window to rear, radiator, door leading to

EN-SUITE SHOWER ROOM

Comprising corner shower cubicle, low level w.c., wash hand basin, skylight window

EXTERNAL

At the front of the property steps lead onto large veranda with

woodland outlook, with and hot-tub. Here is the perfect spot to dine al-fresco in the summer or star gaze during the winter months.

There is a substantial private lawned area to the side which could be enclosed if desired.

Parking for 2 vehicles to the front of the property.

Communal lawns surround the lodge and site.

LOCATION

Llanbedr is an attractive, unspoilt village situated between Barmouth and Harlech on the stunning Cambrian Coastline. Sitting alongside the pretty River Arto, Llanbedr was originally a slate mining village nestled between the mountains and the sea. The village, which uphold community living, is just a mile from the picturesque estuary of the River Arto at Llandanwg and waterfalls are a few minutes walk from the village centre. Walkers, birdwatchers, cyclists and climbers love the local natural scenery.

Llanbedr boasts three pub serving excellent food and drink in a welcoming and relaxed family and dog friendly environment, a grocery store, gift shop, delicatessen/café, church, primary and pre school, and hairdresser within the village. Royal St Davids Links golf course is just a couple of miles away in Harlech, as is the UNESCO world heritage Harlech castle and white sands of Harlech beach.

For traditional seaside attractions and larger grocery stores, Barmouth and Porthmadog can both be found less than 20 minutes away by car.

SERVICES

Mains water and electricity.

Tanked metered gas supply.

ADDITIONAL INFORMATION

The lodge cannot be occupied for more than 28 days consecutively by the same occupant.

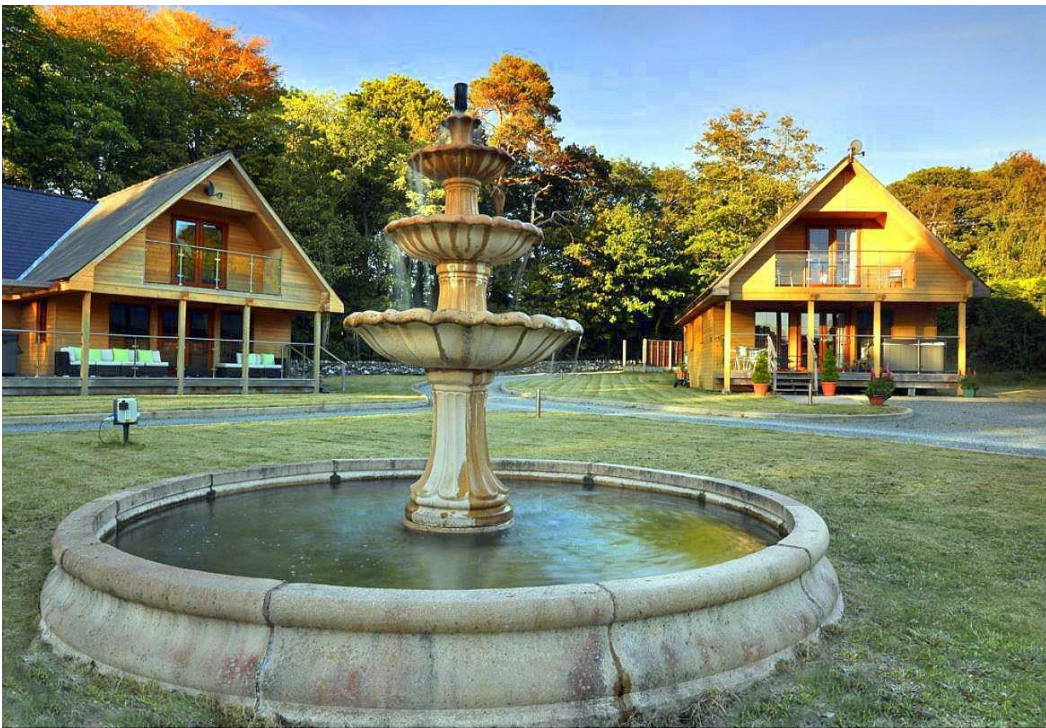
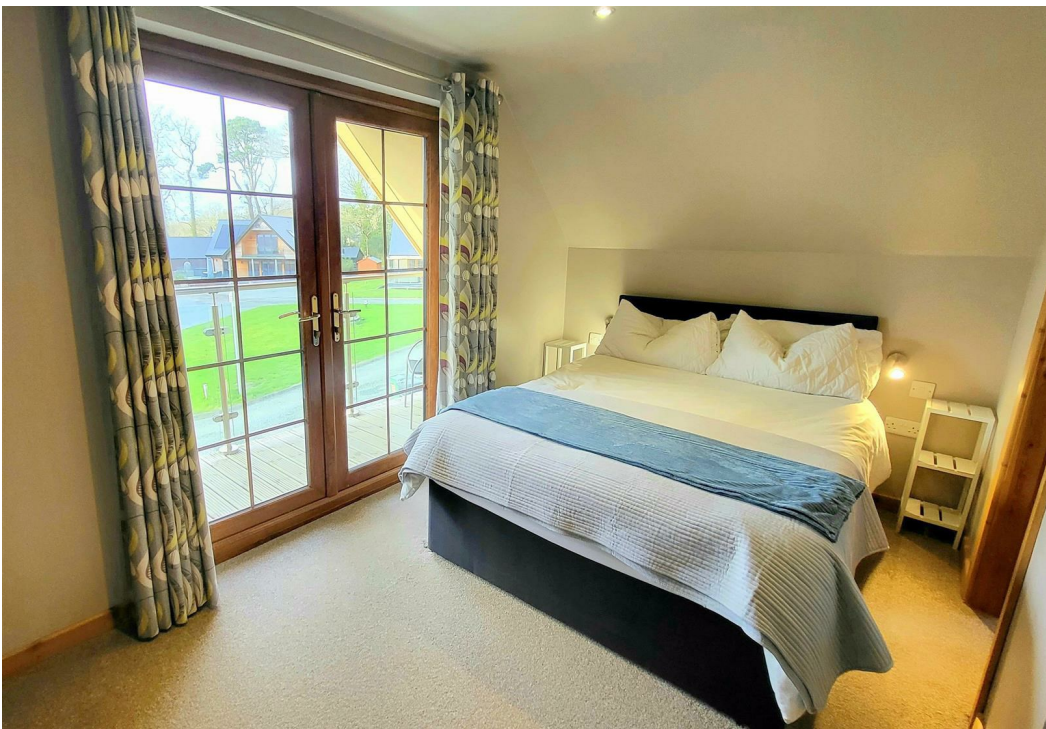
This is a leasehold property with 125 years left on the lease.

Annual charges £2400. (approximately)

On re sale 5% of the achieved price is to be paid to the freeholder.

Please note due to the construction of the property it may not be possible to secure a mortgage against it.

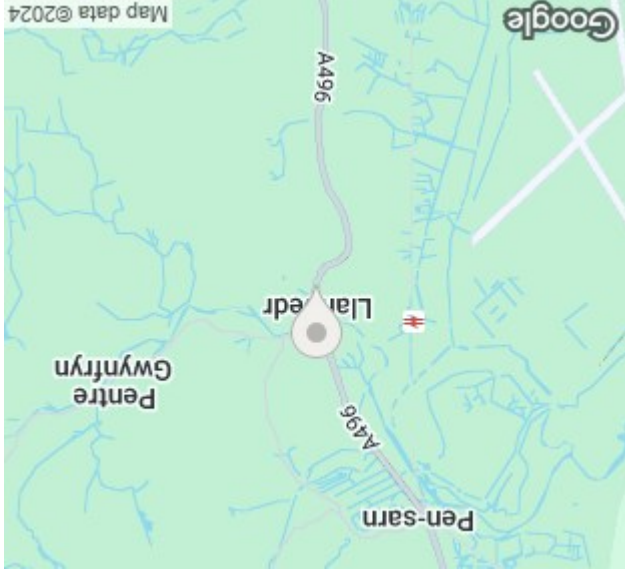
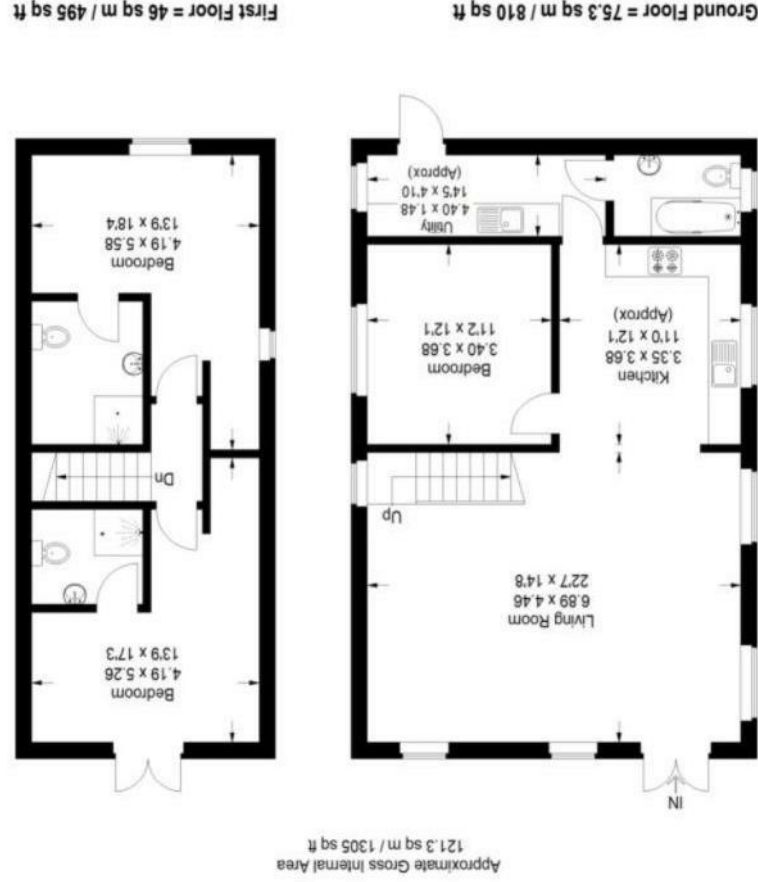






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



<p>Energy rating</p>	<p>Lodge 22 Maes Arto LL45 2PZ LANBEDR</p>
	<p>Valid until 16 October 2026</p>
<p>Certificate number 8992-2834-4739-0797-4063</p>	