



Tom Parry

107 Min y Don, Beach Road, Harlech, LL46 2UG

- Located on award winning site in prime perimeter spot
 - 20 year lease from date of purchase
- Fresh and contemporary open plan layout
 - Full wrap balcony included
 - Private garden and parking
- The lodge is being sold fully furnished
- On site facilities include gymnasium, laundrette, football pitch and children's play area

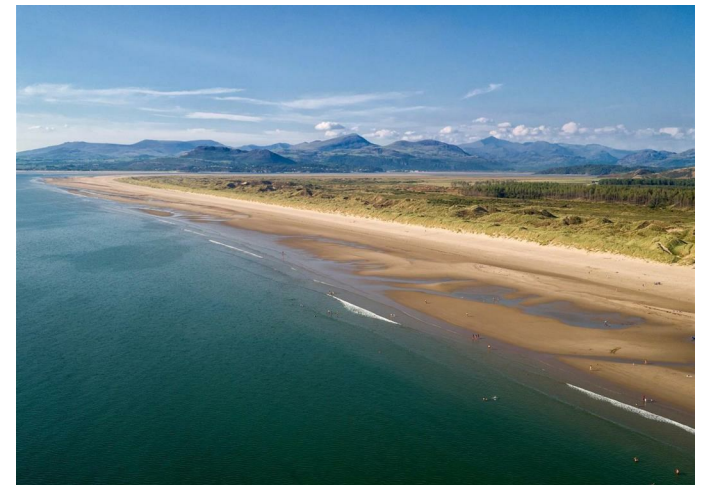
107 Min Y Don - a luxury, 2 bedroom "Willerby Clearwater" double lodge with full wrap balcony. The lodge is situated in a privileged perimeter position overlooking green fields with the beach and sand dunes beyond. The stylish and opulent open plan living area boasts a polished fitted kitchen with high quality, integrated appliances, generous dining area and relaxing lounge with doors opening onto balcony for indoor/outdoor living. The master bedroom includes ample storage and the second bedroom benefits from a large walk in closet. Externally the lodge has its own private garden - the perfect spot to dine alfresco in the summer and star gaze during the winter months.

Min Y Don is an immaculately maintained caravan site, nestled below the magnificent World Heritage Site of Harlech Castle, minutes walk from Harlech Beach and the Royal St Davids Golf course. On entering the park it is clear to see why it has been awarded the Welsh Tourist Board Five Star " Excellence" rating.

The site is located in Lower Harlech , whilst the town of Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Tenure - the lodge is a leasehold property with site fees of £5783.79 (included for 2024 in the purchase price). The park is open for 10 months of the year from 1st March until 2nd January. Rental fees exclude gas and electricity which are metered and billed annually. Mains water costs are included. No Council Tax payable. Please note that the lodge cannot be sublet and is strictly for use as a holiday home (not residential).







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.

