



# Tom Parry

14 Maes Artro, Llanbedr, LL45 2PZ

£177,500



## 14 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 holiday-rental business opportunity with similar properties on site currently generating a healthy income in rentals. It is a spacious, open plan layout with 3 double bedrooms, utility area, added storage space and a first floor balcony. Benefitting from large external gardens which back onto woodland, 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.

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

Rear entrance door into

### UTILITY ROOM

1.74 x 4.57 (5'8" x 14'11")

Fitted with single sink and drainer unit, wall storage cupboards, LPG fuelled Worcester Bosch combi boiler controlled by Nest allowing remote viewing/control of your heating, washing machine and condensing tumble dryer, window to side, doors into

### BATHROOM

Fitted with suite comprising panelled bath, low level w.c., wash hand basin, storage cupboards, wall mounted cabinet, window to side, extractor fan, radiator

### KITCHEN/DINING ROOM/LOUNGE

8.25 x 6.88 overall (27'0" x 22'6" overall)

Large open plan area with kitchen fitted with wall and base units, including 1 1/2 sink and drainer unit, free standing Bosch dishwasher, fridge/freezer, electric oven with hob and extractor fan above, laminate worktops, window to side, opening into lounge/dining area with window on all aspects, feature electric wall mounted fire, radiators x 2, double doors leading to front veranda, carpeted stairs to first floor

### BEDROOM 1

3.67 x 3.39 (12'0" x 11'1")

Window to side, radiator

### FIRST FLOOR

### LANDING

Doors into

### BEDROOM 2

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

Double doors opening onto front balcony with views over site, large walk in storage area, radiator, door into

### EN-SUITE

Fitted with suite comprising shower cubicle, low level w.c., wash hand basin, skylight window, radiator

### BEDROOM 3

2.45 x 4.27 (8'0" x 14'0")

Fitted with suite comprising shower cubicle, low level w.c., wash hand basin, skylight window, radiator

### EN-SUITE

Fitted with corner shower cubicle, low level w.c., wash hand basin, skylight window, radiator

### EXTERNAL

At the front of the property, steps and ramp lead to a large veranda.

There is ample parking to the side of the property, and a patio and shed to the rear.

Communal lawns surround the lodge and site.

### SERVICES

Mains water, drainage and electricity.

Approximately 112 years left on lease with current annual charges £1400.

Gwynedd council tax band D.











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.

Energy rating

D

14 Maes Artro Lodges  
LLANBEDR  
LL45 2PZ

Valid until  
9 June 2031

Certificate number  
0330-2901-7040-2399-4235

