

Morfa Bychan Porthmadog, Gwynedd, LL49 9YF

£25,000

Council Tax Band:



An exciting opportunity to acquire this well presented 2018 model 8 berth 'Swift Bordeaux' holiday park home. Situated on an enclosed plot within Haven's popular 'Greenacres' site in Porthmadog, Gwynedd. The accommodation comprises three bedrooms and with a sofa bed in the lounge the holiday home sleeps up to eight people, two toilets (including an en-suite to master bedroom), a fully equipped kitchen plus a comfortable sitting room with patio doors leading out onto the 12' x 8' UPVC decked area with rattan furniture and dining table. Additional benefits include gas central heating and an electric fire in the sitting room, a 46" TV and DVD player plus an integrated Bluetooth system, a security alarm and outside lockable storage. The comprehensive facilities on-site include indoor and outdoor pools, a gym, Mini Market and a variety of bars and eateries including 'Mash and Barrel', 'Papa Johns' and 'Cooks Fish and Chips'. An array of activities for children include Adventure Golf, climbing wall, bungee trampoline, Nerf Training Camp and Make a Bear. In addition to great on-site facilities the holiday park overlooks a 'Blue Flag' award winning sandy beach which boasts stunning panoramic views including Snowdonia. With easy access onto the beach and the local Nature Reserve you can also enjoy a mountain walk or stroll in this beautiful part of the country.

Additional site and services fees apply - £8015 per annum.



**348a Manchester Road, Warrington,
Cheshire, WA1 3RE
0333 015 5440
info@localagent.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	