





Bluebell Lodge, Penrhos Park Lodges, Meifod, Powys, SY22 6JH
£28,950

An excellent opportunity to purchase a 2 bedroom detached holiday lodge within the rolling hills of Mid Wales. The park offers a peaceful rural retreat being the perfect place to relax with an abundance of walks and outdoor activities to take part in the unspoilt countryside. Holiday use only. Purchaser must have full-time residential address.

DESCRIPTION

The lodge is 30ft x 20ft (98'5"ft x 65'7"ft) and has two bedrooms; one double and one twin room.

The lodge benefits from being fully furnished (excluding beds) and having double glazing throughout. Outside, there is a good sized decking area with lovely views over the park and surrounding countryside.

The property is situated within easy travelling distance from the Midlands, Cheshire and Merseyside.

SITE INFORMATION

The site is open all year round but a permanent residential address is needed. The site fees are £1,900 + VAT which are paid at the beginning of each year. These fees include water and sewerage. The electricity is metered. Please note that there is 12 years left on the license leasehold.

LOUNGE

8'11" x 11'3" (2.74 x 3.45)

KITCHEN/DINING ROOM

13'3" x 9'3" (4.06 x 2.84)

BEDROOM 1

9'3" x 9'3" (2.82 x 2.84)

BEDROOM 2

9'3" x 9'3" (2.82 x 2.84)

SHOWER ROOM

5'6" x 5'10" (1.68 x 1.78)

STUDY AREA

3'8" x 7'6" (1.12 x 2.29)

Please note this lodge is intended for **personal use only** by the named owner and their family and friends. Subletting is strictly prohibited.



General Services:

Local Authority: Powys County Council

Council Tax Band:

EPC Rating:

Tenure: Leasehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Welshpool, take the A490 Llanfyllin/Guilsfield road and at the 'T' junction turn left for Meifod. In the village, turn right for the School and proceed for approximately 0.2 miles, turning left and continue for 2.2 Miles where the entrance to the Park will be found on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.