



# Tom Parry

Lodge 22, Pen Y Garth Lodge Park, Rhosygwaliau, Bala, LL23 7ES

Price £50,000



## Lodge 22 Pen Y Garth Lodge Park, Rhosygwaliau, Bala, LL23 7ES

Nestled within the serene surroundings of Pen Y Garth Lodge Park in Rhosygwaliau, Bala, this luxurious lodge offers a perfect retreat for those seeking both comfort and style. The property features a spacious open plan living area, ideal for entertaining or simply relaxing after a day of exploring the beautiful Welsh countryside.

With two well-appointed bedrooms, including a master suite complete with an en-suite bathroom, this lodge is designed to provide a restful haven. The additional bedroom is perfect for guests or family, ensuring ample space for everyone.

Step outside to discover a delightful decking and seating area, where you can unwind in the hot tub while enjoying the tranquil views of the park. This outdoor space is perfect for al fresco dining or simply soaking up the sun.

Please note, all furniture and fittings/contents are to be included in the sale, including the hot tub and decking furniture.

Located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. The area benefits from many outdoor activities, scenic walking trails, Bala Lake and a warm welcome in the market town of Bala which is only a short distance away.

**Our Ref:- B843**

### ACCOMMODATION

All measurements approximate.

### GROUND FLOOR

#### Entrance Hallway

with cupboard housing the gas fired central heating boiler.

#### Open Plan Living Space

19'2" x 12'7" (5.85m x 3.84)

#### Kitchen Area

Fully fitted modern kitchen units to include hot and cold stainless steel sink, gas hob with extractor fan and splashback, integrated gas oven and separate grill, integrated microwave and fridge freezer. With downlights.

#### Diner Area

Freestanding table and chairs.

#### Lounge Area

Free-standing 3 seater sofa bed and 2 lounge chair and electric fire. Patio doors leading onto decking area.

#### Front Decking/Seating Area

Decking and seating area with a hot tub.

#### Bathroom

with panelled bath and overhead shower, wc, wash hand basin with storage cabinet. Heated towel rail.

#### Bedroom 1

9'9" x 6'2" (2.98m x 1.90m)

Twin bedroom with fitted wall and dressing table, television point and 1 radiator.

#### Bedroom 2

10'4" x 9'0" (3.15m x 2.76m)

Master bedroom with built in wardrobe and fitted

table, television point, 1 radiator and En-suite bathroom consisting of shower cubicle, wash hand basin, wc and heated towel rail and 1 radiator.

### OUTSIDE

Decking and Seating area with hot tub. Reserved car parking space.

### MATERIAL INFORMATION

SERVICES - Mains electricity, water and drainage. Gas central heating.

TENURE - Leasehold which can be extended.

The cabin can only be used for holiday purposes and to maintain its status as a "seasonal home" it may not be used overnight during the month of January.

Site Fees- £4463.43 per annum

Change over cleaning, hot tub testing and maintenance billed separately - details on request from selling agent

All contents included in the sale, including hot tub and decking area furniture

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Council Tax - Pen Y Garth have a holiday park licence not a residential licence, therefore council tax exempt, but owners of lodge must show evidence of paying council tax on another property/home

Viewing strictly via the selling agent











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.

