



Lodges & Caravans

FOR SALE



Golden Sands Holiday Park, Co op 157 Foryd Road, Rhyl, Denbighshire,

LL19 5NA
Price £75,000

- 2 spacious bedrooms
- Open-plan lounge kitchen
- Fully furnished lodge
- Private rear decking
- Parking space included
- 2 modern bathrooms
- Built in 2012
- Pet-friendly environment
- Direct beach access
- Viewing recommended

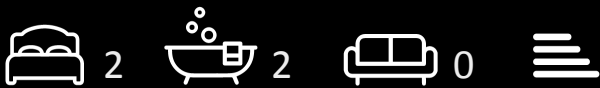
Co op 157 Foryd Road, Rhyl LL18 5NA

Nestled on Foryd Road in the charming coastal town of Rhyl, this delightful lodge-style house offers a perfect blend of comfort and modern living. Built in 2012, the property spans an inviting 800 square feet and features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat by the sea.

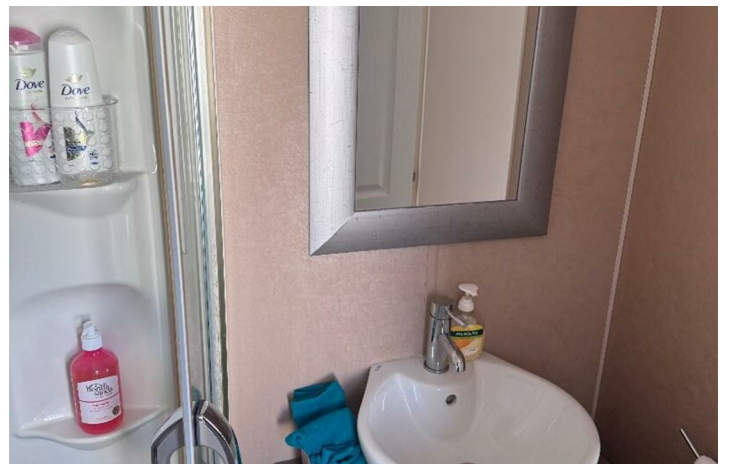
The lodge boasts two bathrooms, ensuring convenience and privacy for all residents. The contemporary design and thoughtful layout create a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The property is set within a tranquil environment, allowing you to enjoy the beauty of the surrounding area.

One of the key advantages of this property is the absence of council tax, providing a significant financial benefit. The lodge is available under a long annual licence agreement, with a reasonable fee of £7,000 per year and 25 years remaining on the agreement. Additionally, the current service charge is a modest £300 per year, making this an attractive option for those looking for a low-maintenance lifestyle.

With its prime location in Rhyl, you will have easy access to local amenities, beautiful beaches, and a variety of recreational activities. This property presents a unique opportunity to own a modern lodge in a sought-after area, perfect for enjoying the coastal lifestyle. Don't miss the chance to make this lovely lodge your new home.



Council Tax Band: Exempt








Directions

Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

EPC Rating:

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