



**Lodge 23**

Llanbedr | LL45 2PZ

£220,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# Lodge 23

Llanbedr | LL45 2PZ

A fantastic opportunity to own a stylish holiday home and/or create a lucrative business opportunity in the heart of the Snowdonia National Park.

This spacious, contemporary, cedar wood chalet sits on a select Maes Arto development which is quiet and secluded surrounded by woodland and fields yet within minutes walk of the popular village of Llanbedr with its 3 friendly pubs. Sandy beaches are very close as are river and mountain walks.

No 23 benefits from a larger than average garden plot plus shed. Not only the perfect coastal retreat, but also presenting a very lucrative holiday rental business opportunity. With an Energy Performance Score of C, full double glazing, gas central heating and including contents the lodge is ready and waiting for new owners to enjoy this Spring/Summer.

A spacious lounge/diner with cosy log burning fire and opens onto a large decking area perfect for soaking up the sun and alfresco dining, complete with large hot tub to enjoy the sun going down with a glass of wine. On the ground floor is also a large double bedroom and a bathroom plus wheelchair access to the outside.

The well equipped kitchen has a range of built in appliances comprising of dishwasher, fridge freezer, electric oven and hob. To the rear a separate utility room has a washing machine, a tumble drier, built in storage units and provides plenty of room for muddy boots, shoes and outdoor clothing.

To the first floor are two further doubles with en-suites and the principal bedroom benefits from glazed doors to a private balcony with glazed balustrade and a seating area.

Please be advised that this is a cash only purchase.  
The majority of contents are included in the sale plus the hot tub.

We are advised by Gwynedd Council that the lodge is exempt from the second home council tax premium due to its classification as 'Class 6 Seasonal homes where year-round occupation is prohibited', please contact Gwynedd Council for further details

- Detached Scandanavian style lodge
- 3 Bedrooms, 2 en-suites and family bathroom
- Cosy log burning fire in lounge, perfect for all year round enjoyment
- Select quiet development in coastal village close to sandy beaches, river and mountain walks
- Larger than average garden plus shed
- Perfect coastal retreat and/or fantastic holiday rental income potential, majority of contents and hot tub included in sale
- Walking distance of 3 friendly pubs
- Large decking, garden area and wheel chair accessible
- First floor balcony with seating area and glass and chrome balustrade
- Exempt from second home council tax premium



### Lounge and Decking

22'0" x 13'7" (6.73 x 4.15)

Steps lead to the covered decked veranda to the front of the lodge where French doors open to the spacious lounge/diner which has a large seating area for socialising and relaxing in front of the TV and cosy log burning stove. There is ample room for a family sized dining table and chairs.

The covered veranda to the front with glass and chrome balustrade has a seating area and a large hot tub that is included in the sale.

### Kitchen

12'4" x 10'7" (3.76 x 3.25)

A well equipped contemporary kitchen with a generous range of wall and base units. All the integrated units are included in the sale and consist of built in oven and hob, built in dishwasher and fridge freezer. There is space and plumbing for a washing machine and a tumble drier in the separate utility room.

### Utility Room

14'10" x 6'1" (4.54 x 1.86)

With ramp access to the outside making the lodge easily accessible for wheelchair users and those with reduced mobility. The utility room has a washing machine and also space for a tumble drier with a counter with sink over. It also has useful built in storage cupboards.

With its own entrance, it is the perfect space for shedding muddy and sandy boots, shoes and outdoor equipment and rubbing down the dog after enjoying a day on the beach or in the mountains.

### Principal Bedroom plus Balcony

16'11" x 13'7" (5.18 x 4.15)

To the first floor, this very generous double with en-suite also benefits from French doors opening onto a

large balcony with seating area and glass and chrome balustrade.

### En-Suite to Principal Bedroom

6'2" x 5'5" (1.88 x 1.67)

With white suite comprising of low level WC, shower and hand basin with mirror and light over. Plenty of natural light from the roof light window plus recessed spotlights.

### Bedroom 2

18'11" x 13'7" (5.79 x 4.15)

With window to the rear looking over greenery and door to en-suite.

### En-Suite to Bedroom 2

6'5" x 6'2" (1.97 x 1.88)

With white suite comprising of low level WC, shower and hand basin with mirror and light over. Plenty of natural light from the roof light window plus recessed spotlights.

### Bedroom 3

12'4" x 11'0" (3.76 x 3.36)

A large double on the ground floor with window over looking the gardens and grounds.

### Family Bathroom

6'8" x 6'1" (2.05 x 1.86)

To the ground floor with white suite comprising of low level WC, hand basin and bath with shower attachment, shower wall and curtain.

### Tenure

The lodge is leasehold with 123 years remaining. The property can be occupied for 12 months of the year however there is a maximum 28 day occupancy rule and the property cannot be used as a main residence. To be eligible to purchase you have to already have a full time home address.

Commercial holiday rentals are permitted and many





of the lodges on site are on business rates. Please contact the Estate Agent for income details.

Owner's own pets are allowed only.

Site fees are £2,520 per annum.

#### **Additional Information**

We are advised by Gwynedd Council that the lodge is exempt from the second home council tax premium. This is due to it being classified as 'Class 6 Seasonal homes where year-round occupation is prohibited', please contact Gwynedd Council for further details.

It is connected to mains electricity, water and drainage and is fully double glazed with gas central heating.

It has a very good Energy Performance Certificate of C.

The chalet is clad with cedar wood giving it an attractive reddish hue and the lovely aroma reminiscent of a Scandinavian forest. This material is especially suitable for chalets being incredibly durable, water, weather, rot and insect resistant.

Please note - a large amount of the contents fixtures & fittings are included in the sale plus the hot tub. (full inventory to be provided)

#### **Llanbedr and its Surrounds**

The pretty village of Llanbedr quietly nestles in ancient woodland between The Rhinogs, part of the Snowdonia Mountains, and the stunning golden beaches of the North Wales coastline. Situated next to the beautiful River Artro, and boasting a mild climate due to its unusual positioning behind the high dunes of a nature reserve, this charming village has an exciting array of wildlife and birds, handy local shops, bike hire and mountain walks on your doorstep, as well as three excellent pubs. The small town of Harlech is just 3 miles away and boasts the World Heritage Site of Harlech Castle, a majestic 13th century stronghold, the most impressive of all those built in North Wales by Edward I. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including some good quality restaurants and the most magnificent six-mile long sandy beach, perfect for wonderful walks and family fun. Nearby Barmouth offers the amazing Panorama Walk along the beautiful Mawddach Estuary, providing breathtaking vistas, which were described by John Ruskin as "the most sublime view in Europe" and also a harbour from which you can catch a ferry to Fairbourne for a ride on the miniature railway, or a boat trip out to sea to try mackerel fishing. With the delights of Snowdonia

National Park and beautiful Cardigan Bay to discover, this is a fantastic holiday location at any time of the year.

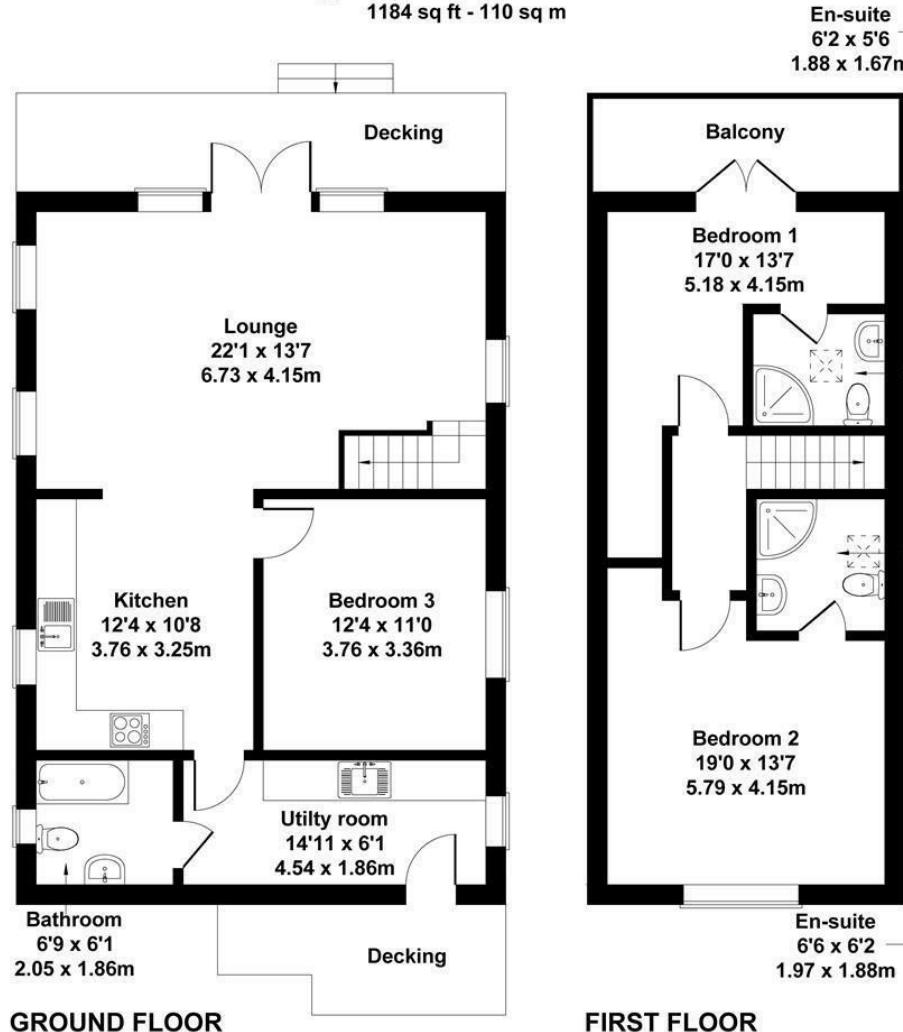






# 23 Artro Lodges

Approximate Gross Internal Area  
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Provision
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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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