



**Cabin 106, Trawsfynydd Holiday Village, Bronaber,  
Blaenau Ffestiniog  
LL41 4YB**

**Offers in the region of £62,500**

- A pet friendly, silver graded leasehold, detached log cabin
  - Situated on a popular holiday village complex
    - uPVC double glazed windows
  - L-Shaped Open Plan Kitchen/Living Room/Dining Area
    - 2 Bedrooms
      - Enclosed veranda/small seating area
  - Furniture and contents included in the sale
    - Hard standing car parking space
    - Recently re-painted externally
- Excellent Opportunity for rental income all year round

## Cabin 106 Trawsfynydd Holiday Village, Bronaber, Blaenau Ffestiniog LL41 4YB

Nestled within the picturesque Trawsfynydd Holiday Village in Bronaber, this charming property presents an excellent opportunity for those seeking a successful holiday let. The residence boasts two well-proportioned bedrooms, providing ample space for family or friends to enjoy a relaxing getaway. The inviting reception room serves as a perfect gathering space, ideal for unwinding after a day of exploring the stunning surrounding countryside.

The property features a well-appointed bathroom, ensuring comfort and convenience for guests. With its prime location, residents can easily access the breathtaking landscapes of Blaenau Ffestiniog, renowned for its natural beauty and outdoor activities. Whether it be hiking, cycling, or simply enjoying the serene environment, this area offers something for everyone.

This property is not just a home; it is a gateway to creating memorable experiences for visitors. Already operating as a successful year-round holiday let, it represents an excellent investment opportunity with an established track record. Embrace the chance to own a piece of this idyllic retreat, where the charm of the Welsh countryside meets the comforts of modern living.

**Ref: BF1267**

**The ACCOMMODATION comprises:-**  
(all measurements approximate)

### **Enclosed Veranda/Sitting Area**

**9'8" x 4'7" (2.96m x 1.41m)**

with uPVC double glazed entrance door and windows to 3 sides

### **L-Shaped Kitchen/Living Room/Dining Area**

**16'1" x 12'9" (4.91m x 3.89 )**

with a range of fitted wall and base units including stainless steel sink unit and water heater above, built-in electric oven and hob; laminated worktops, electric fireplace in living room area

### **Bedroom 1**

**9'6" x 6'3" (2.91m x 1.93m )**

with fitted double bed, electric wall heater.

### **Bedroom 2**

**6'4" x 6'3" (1.94m x 1.93)**

with fitted bunk beds

### **Shower Room**

with shower cubicle, "Vanity" washhand basin with water heater over and wc;, heated towel rail, meter cupboard

### **OUTSIDE:**

Enclosed balcony/decking area, hard standing car parking space

### **SERVICES:**

Mains water, electricity and drainage.

### **Note:**

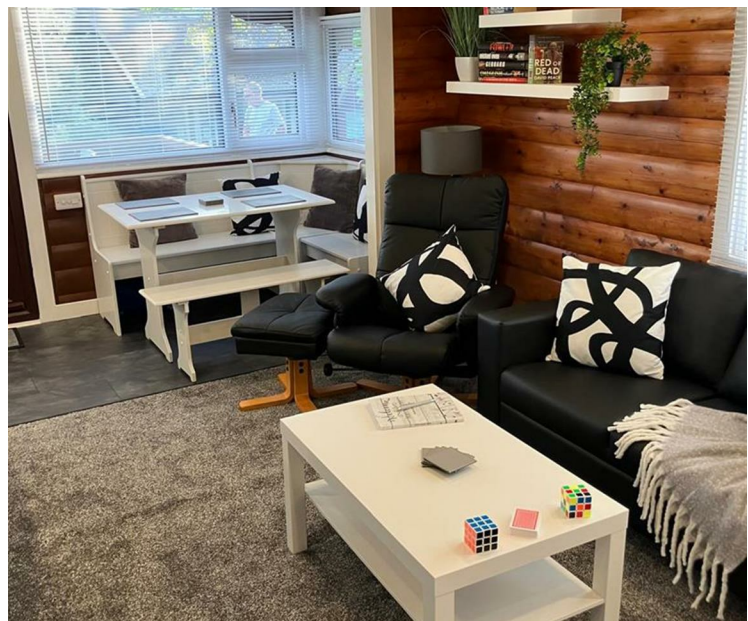
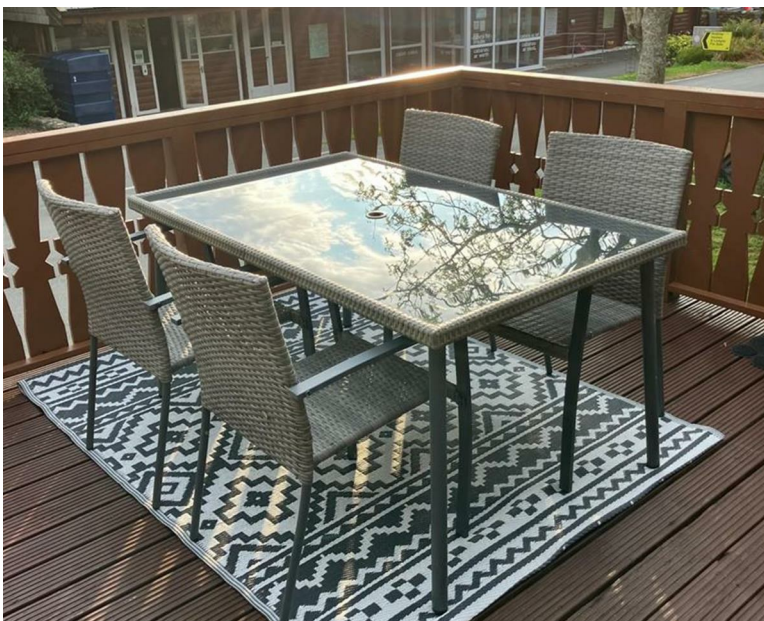
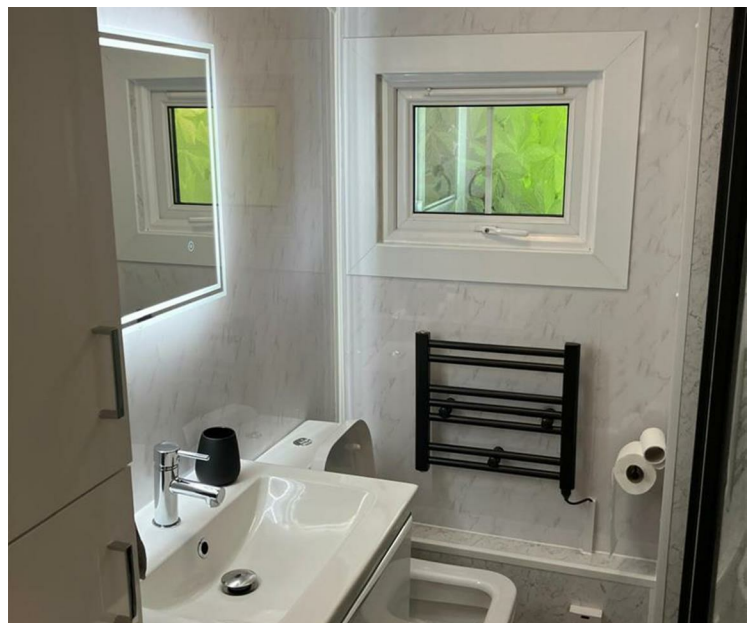
All the furniture, fittings and contents are included in the sale.

The Cabin is leasehold with 43 years remaining of an initial 50 years - Site Fees 2026 The site fees for 2026/2027 were:- £3244.00 ( Site fees are fully paid until March 2027)

Council Tax Band A

It can only be used for holiday purposes and to maintain its status as a 'seasonal home' it may not be used overnight for 4 weeks from 7th of January onwards





**Tom Parry**

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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.



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