



**Tom Parry**

D11, Garreg Wen, Morfa Bychan, LL49 9UG

**£129,500**

## D11 Garreg Wen, Morfa Bychan, LL49 9UG

Tom Parry & Co are delighted to offer for sale this fantastic 22 x 40ft 'Pemberton Glendale' holiday lodge, nestled in the popular 'owner only' holiday park of Garreg Wen in Morfa Bychan. This delightful property offers a unique opportunity for those seeking a serene coastal lifestyle. With three well-proportioned bedrooms and a wider than average design, this holiday home is perfect for families or those wishing to enjoy extra space.

One of the standout features of this residence is the stunning panoramic sea views stretching towards Harlech, Criccieth, over Samsons Bay, Porthmadog Golf Club and Morfa Bychan that can be enjoyed from various vantage points. Imagine waking up to the gentle sound of waves and the breathtaking sight of the coastline every day.

The large garden area to the side of the property presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh sea air. This space is perfect for families, pets, or anyone who appreciates the beauty of nature.

**Our Ref: P1582**

### ACCOMMODATION

All measurements are approximate

#### Open Plan Living/Kitchen/Dining Area

With triple aspect panoramic views; 'French' doors onto patio area; electric log burner effect fireplace and two tall feature radiators.

The kitchen area boasts a range of integrated appliances including fridge freezer, dishwasher, double oven, microwave and washing machine; has a central island with breakfast bar seating and a one and a half bowl stainless steel sink and drainer.

#### Inner Hallway

##### Bedroom 1

With dual aspect windows enjoying views to Moel Y Gest & Morfa Bychan; king size bed fitted dressing table and tall feature radiator

##### Dressing Room

Accessed off Bedroom 1, with a range of fitted wardrobes and shelving

##### En-Suite Shower Room

With large shower cubicle; wash basin set in vanity; low level WC and heated towel rail

##### Bedroom 2

With views towards Samsons Bay; king sized bed; fitted wardrobe; tall feature radiator and access to 'Jack and Jill' style bathroom

##### Bedroom 3

With views towards Morfa Bychan; twin beds; fitted dressing table and tall feature radiator

##### Jack and Jill Bathroom

Fitted with a four piece suite, including panelled bath; wash basin set in vanity with storage to the sides; shower cubicle; low level WC and heated towel rail

### EXTERNALLY

The property has the benefit of a large stone patio area to the front, enclosed within toughened glass balustrading to the perimeter and enjoying far reaching stunning panoramic views of the fantastic coastline, which extend to Harlech Castle, Samsons Bay, Porthmadog Golf Club; Morfa Bychan and to Moel Y Gest at the rear.

The lodge also has a large garden to the side, with timber decking at a lower level - a real sun trap and set in a sheltered spot, ideal for enjoying the sunshine!

There is also parking to the side of the lodge, with space for up to three vehicles.

### SERVICES

Mains drainage; LPG gas; mains electricity.

### MATERIAL INFORMATION

'Pemberton Glendale 2014' 22 x 40ft lodge, though was one of the first models produced in 2015.

There is a 12 year rolling licence in place.

Site fees 2025: £10,389

Water: £480pa approx

Electricity: £150pa approx

Buyers will have use of the Haven facilities at Greenacres.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Floor plan Awaited