

57 OAKWOOD VALLEY LODGES

LLANFAIR CAEREINION | WELSHPOOL | POWYS | SY21 0DB







Situated on the exclusive Oakwood Valley Lodges site this well presented lodge is to be sold fully furnished. The site is 11 month holiday occupancy and is closed in February. The lodge comprises fully fitted kitchen with fridge freezer, washing machine, dryer, dishwasher hob and oven, lounge with L shaped sofa and 64 inch TV, master bedroom with ensuite and dressing area, T.V. and king size bed, twin room and shower room. Site fees paid until March 2027. Lease expires January 2039.

Offers in the region of £42,000





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- **Escape and Unwind in this Beautiful Lodge**
- **Modern Two Bedroomed Lodge Fully Furnished**
- **Open Plan Living Space with 64" Television**
- **Adults Only and Dog Friendly Site**
- **11 Month Holiday Usage only Closed for February**
- **Situated in 74 acres of Unspoilt Countryside**

Frosted Double Glazed Entrance Door
Leading into

Kitchen/Diner
12'5 x 10'9 (3.78m x 3.28m)
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, gas hob and oven, extractor canopy, integrated fridge and freezer, washing machine and dishwasher, cupboard housing gas boiler, double glazed windows to either elevation, opens into

Lounge
12'3 x 11'6 (3.73m x 3.51m)
Television display stand with 64" LG TV, electric feature fire, display shelving, leather corner sofa with recliner, double glazed windows to front and side elevations, double glazed French doors leading out onto the composite decked entertaining area.

Inner Hallway

Bedroom One
9'7 x 8'0 (2.92m x 2.44m)
Double glazed window to the rear elevation with countryside views, storage cupboards and shelving, bedside tables, power point with usb charging points, central heating radiator, wall mounted television, dressing area with dressing table, built in wardrobe and additional hanging and shelving area.

En-Suite Shower Room
Having walk in shower cubicle, heated towel rail, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, extractor fan, shelving and mirror.

Bedroom Two
9'6 x 6'4 (2.90m x 1.93m)
Twin beds, display shelving, storage cupboard, built in wardrobe, double glazed window to the side elevation, central heating radiator.

Shower Room
With walk in shower cubicle, heated towel rail, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, extractor fan, shelving, mirror and built in storage cupboard.

Externally
To the front the property has parking area, composite stairs to the side providing access, paved patio entertaining area to the side of the property. Outside tap, courtesy lights, table and chairs, two storage lockers.





Agents Notes

This property is to be sold fully furnished. Site fees are paid until March 2026 (annual approx. cost of site fees is £2900.00 per annum). The lodge is strictly for holiday use 11 months of the year. Oakwood is an adults only site.

Services

Mains electricity, water and LPG gas central heating are connected at the property. None of these services have been tested by Halls.

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY21 0BD

What3Words Reference is ///inflamed.swooned.opposites

Anti Money Laundering Checks

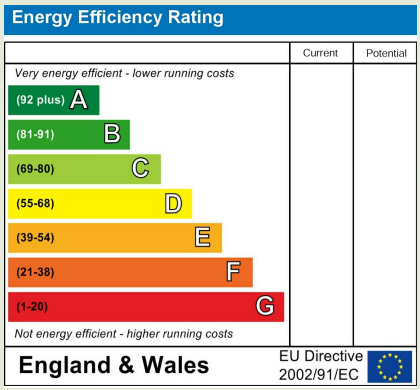
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com





Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

WELSHPOOL SALES

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