



14 Parc Y Wern, Llangoed, LL58 8NY

£145,000

Opportunity to acquire a larger than average three bedroom holiday park home. Having good views over the site to the mountains and a pleasant private garden area to the side and rear with patio area. The accommodation briefly comprises: Entrance hallway, dining Room, kitchen with fitted appliances, utility room, spacious lounge with patio doors to the balustrade verandah with composite decking, family bathroom/WC, 3 Bedrooms - Main bedroom with walk-in wardrobe and en-suite bathroom/WC.

Llangoed is a semi rural village that is approximately two miles from the historic town of Beaumaris which has a range of small interesting shops, restaurants and hotels. Within the village is a local shop and a local bus service. Parc Y Wern is a well run site of holiday park homes, the planning for the site allows usage for 11 months of the year and the chalets must not be used as a main dwelling or for holiday letting.

To include fixtures, fittings and furniture with no onward chain.

Entrance Hall

Dining Room 9'8" x 7'4" (2.97 x 2.24)



Lounge 19'6" x 11'9" (5.95 x 3.60)



Kitchen 9'5" x 8'11" (2.88 x 2.73)



Bathroom 9'9" x 5'2" (2.99 x 1.60)



Utility Room 7'3" x 5'6" (2.21 x 1.68)



Bedroom 1 9'10" x 9'9" (3.01 x 2.98)



Walk-In Wardrobe 9'9" x 3'11" (2.99 x 1.21)



Bedroom 3 6'6" x 6'5" (2.00 x 1.97)



En-Suite Bathroom/WC 9'9" x 5'2" (2.99 x 1.60)



Outside



Services

Mains water (metered), bulk propane gas tank (metered & shared), electricity & drainage.

Agents Note

This chalet is located on a small holiday park, and is held on licence to perpetuity.

No occupation in the month of February. Occupation is for holiday use only.

No sub letting and no holiday letting is permitted, although family and friends are allowed.

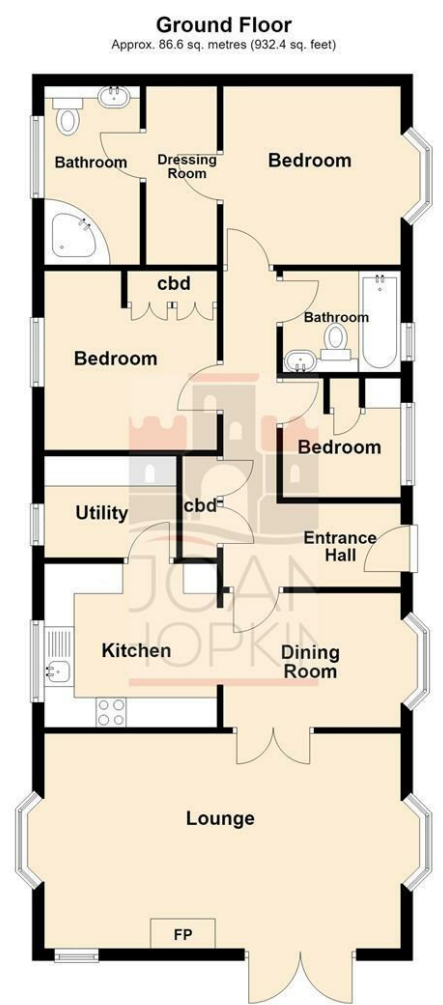
Annual fees payable; Ground rent £3,244.77 (2026).

No Council Tax payable.

Bedroom 2 9'10" x 9'5" (3.00 x 2.89)



Floor Plan



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.