Tom Parry



Garreg Wen Caravan Park Ffordd Morfa Bychan, Morfa Bychan, LL49 9UG

£49,950

- 39ft x 12ft 'Wimbledon' Lodge
- Three bedrooms
- Short walk from beach and golf course
- New licence in 2021
- Fully furnished
- Fantastic decking area







Tom Parry & Co are delighted to offer for sale this fantastic holiday lodge property, nestled in the exclusive owners only holiday park of Garreg Wen, Morfa Bychan.

The 'Wimbledon' Lodge, measuring an impressive 39ft by 12ft, is fully furnished and features three well-appointed bedrooms, providing ample space for family and friends. The inviting reception room serves as a welcoming hub, ideal for relaxation after a day spent exploring the nearby beach or enjoying a round of golf at the local course.

One of the standout features of this property is the lovely decking area at the front, perfect for soaking up the sun or enjoying al fresco dining while taking in the tranquil surroundings. The lodge is just a short stroll from the beautiful beach, allowing you to indulge in seaside activities whenever you desire.

This property presents an excellent opportunity for those looking to invest in a holiday home in a picturesque location. With its combination of comfort, convenience, and proximity to local attractions, this lodge is sure to appeal to anyone seeking a slice of coastal living. Don't miss the chance to make this charming retreat your own.

Our Ref: P1627

ACCOMMODATION
All measurements are approximate

Open Plan Living/Dining/Kitchen
5.866 x 3.597 (19'2" x 11'9")

Kitchen
with a range of fitted wall and base units; integrated double oven with hob and extractor fan over; integrated slimline dishwasher; integrated microwave; integrated fridge freezer and door to side

Lounge/Dining Area
with French doors leading to decking area; log burner effect fire set in timber surround with fitted cupboard over; corner sofa; dining table and carpet flooring

Inner Hallway
with cupboard housing 'Morco' combi boiler

Bedroom 1
3.542 x 2 (11'7" x 6'6")
with double bed; built in wardrobe and vanity unit and carpet flooring

En-Suite
with low level WC and wash hand basin

Bedroom 2
2.487 x 1.682 (8'1" x 5'6")
with twin beds; built in cupboard and carpet flooring

Bedroom 3
1.789 x 1.512 (5'10" x 4'11")
with twin beds; built in cupboard and carpet flooring

Shower Room
with shower cubicle; wash hand basin set on vanity unit; low level WC and heated towel rail

EXTERNALLY
The property benefits from a lovely decking area to the front of the lodge and has parking for 3/4 cars to the front.

SERVICES
Water, electricity and drainage. LPG fired central heating.

MATERIAL INFORMATION
Lodge licence commenced August 2021 for 12 years

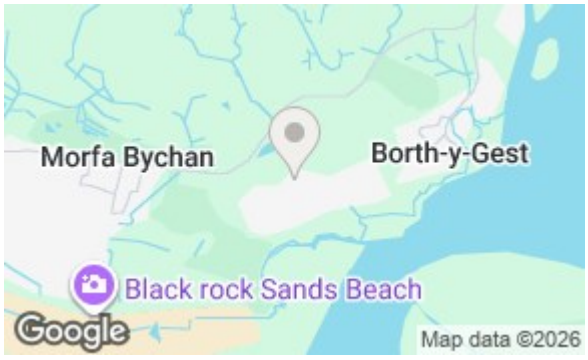
2026 Site Fees: £8,278

Electricity £163pa
Water & Sewerage £544pa
Rates: £301

Site use 10 months a year

Owners have access to leisure facilities on Garreg Wen and Cardigan View holiday parks

Floor Plan Awaited



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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