



## ELM 5 VALLEY VIEW HOLIDAY PARK

GUILDSFIELD | WELSHPOOL | POWYS | SY21 9DL



Beautifully presented lodge with stunning valley views situated only ten minutes from Welshpool. The lodge is being sold fully furnished and offers a great 11 months occupancy for park guests. The lodge comprises of wraparound composite decking to enjoy the far reaching views, entrance hall, open plan fully fitted kitchen/dining/lounge, principal bedroom with dressing area, built in storage and generous ensuite, twin room and shower room. The property has 21 years left on the lease and site fees for the 2025/26 year were £4620.00 and have been paid up to the 1st November 2026.

**Offers in the region of £39,950**



- Beautifully presented lodge
- Located a short drive from Welshpool
- Sold fully furnished
- Wraparound decking to enjoy far-reaching views
- Open-plan fully fitted kitchen, dining area and lounge
- 21 years remaining on the lease

Frosted double glazed entrance door into

#### ENTRANCE HALL

Vaulted ceiling, storage/ display unit, inset cloaks cupboard with seat.

#### OPEN PLAN LIVING/ KITCHEN/ DINING ROOM

##### KITCHEN AREA

Fitted with a range of wall and base units with wooden effect laminate work surfaces, five ring gas hob, electric grill and oven, extractor canopy, integrated fridge and freezer, integrated microwave, integrated dishwasher, double glazed window to side elevation, sink drainer unit with mixer tap, recess spotlights, non-slip linoleum flooring, dresser unit housing gas fired combination boiler, dining table with four chairs.

##### LOUNGE AREA

Double glazed windows to either side, double glazed French doors with side windows offering spectacular views over the Meifod Valley and leading out onto decked seating area, two radiators, fireplace recess with electric stove, television point, three seater and two seater sofa.



#### BEDROOM ONE

King sized bed with mattress topper, bedside tables, wardrobes, storage lockers, window seat, dressing table, 43" wall mounted TV, television point, radiator, picture window to front, drawer unit and double glazed window to side elevation with blinds.

#### ENSUITE

Walk in double shower, low level W.C., wall mounted wash hand basin, storage cupboard and shelving, extractor fan, frosted double glazed window to side with blind, non-slip linoleum flooring, heated towel rail.

#### BEDROOM TWO

Twin single beds, bedside table, double glazed window to side, wall light, dressing table and wardrobe.

#### SHOWER ROOM

Walk in double shower, wall mounted wash hand basin, low level W.C., heated towel rail, frosted double glazed window, mirrored vanity unit, non-slip linoleum flooring.

#### EXTERNALLY

The property has block paved off road parking, lawned area, wraparound composite decking with lovely views over the Meifod Valley, courtesy light, BBQ, table and chairs and lockable storage unit.

#### AGENTS NOTES

This property is sold fully furnished.

#### SERVICES

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



### DIRECTIONS

Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

### VIEWINGS

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD

### 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 £30 (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](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)





#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



## WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

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➡ [www.hallsgb.com](http://www.hallsgb.com)



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.