



# Tom Parry

Cabin 233 Trawsfynydd Holiday Village, Blaenau Ffestiniog, LL41 4YB

Offers in the region of £60,000

## Cabin 233 Trawsfynydd Holiday Village, Blaenau Ffestiniog, LL41 4YB

Tom Parry & Co are delighted to offer for sale this detached, two bedroom, Norwegian pine log cabin, situated on this popular holiday village complex, which is located just off the A470 and adjacent to the hamlet of Bronaber which lies between the towns of Dolgellau and Porthmadog.

The cabin comprises of a spacious L-shaped open plan living area and kitchen, creating a warm and inviting atmosphere plus two bedrooms with one containing fitted bunk beds. The cabin also benefits from a shower room and a handy broom and meter cupboard. Separate porch area with dining table, chairs and additional seating. With double glazing and double insulation through this will ensure that you are cosy during the colder days.

Outside, the property boasts decking on both sides, with panoramic views of the Rhinog Mountain range an idyllic spot for enjoying the fresh air and beautiful countryside. The garden area offers a lovely space with designated car parking for your convenience.

The holiday village site is well established with many mature trees. There is a large children's play area, a dog walking area, laundrette, small shop and a recently opened cafe/bar on site. This cabin has successful track record as a holiday let if you wish to generate some income.

Bronaber is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty and the surrounding area benefits from many outdoor activities such as fishing, white water canoeing, golfing, mountain biking and many scenic walking trails at Coed y Brenin Mountain Bike Centre (which can be reached by a track from the Holiday Village, avoiding the main road), extreme mountain bike centre, Zipwires and Bounce Below at Blaenau Ffestiniog and sandy beaches at Harlech and Black Rock Sands.

**OUR REF: BF1545**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Open Plan Living Room / Kitchen

4.95 x 3.93 (16'2" x 12'10")

L shaped with hot and cold stainless steel sink, matching wall and base units with worktops, cooker hood, night storage heater, broom and meter cupboard

#### Bedroom 1

2.02 x 1.93 (6'7" x 6'3")

with fitted bunk beds, panel heater

#### Bedroom 2

2.94 x 2.03 (9'7" x 6'7")

with panel heater

#### Bathroom

with shower cubicle, wash hand basin and WC

### EXTERNALLY

Decking to two sides

Garden area with car parking space

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

LEASEHOLD

The Cabin can only be used for holiday purposes and to maintain its status as a 'seasonal home' it may not be used overnight during the month of January.

There is 43 years remaining on the lease

Site fees paid for 2026 - £3,348

Council Tax Band - 'A'







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.

