

Holiday Home, Borth, Borth, SY24 5LS

£85,000

Council Tax Band: Exempt



Willerby Pinehurst 2017 - Viewings Available By Appointment Only

Holiday Home Description:

This immaculate Willerby Pinehurst Lodge has been owned from new.
The lodge is a the top of the park and commands one of the pest panoramic positions with unrivalled views of the stunning coastline and the Cambrian Mountains.

There is extensive decking with floor uplighters and glass surround, other extras include, paving, a private patio and grassed area at the rear which is enclosed b fencing and is a real suntrap, Private parking at the side of the lodge for at leads two or three cars.

Situated on the paved patio area there is a top of the range American Hot Tub which is included in the purchase price, installed in 2017 by a local company who maintain it on an annual basis. All electricians were installed at the owners expense to a high standard and ensure safety and to be aesthetically pleasing.

Entering the lodge via the useful utility room, it includes a fully integrated washer/dryer and houses the Combi gas boiler. A sink unit and useful cupboards and coat and shoe area.

Through the well-appointed open plan living, dining and kitchen area, where the wonderful views can be enjoyed from the inside. The kitchen has a gas hob and over with a built in microwave there is an integrated fridge freezer and full-size dishwasher, a small breakfast bar is situated at the end of the kitchen island which has plenty of cupboards and had a French style pantry.

The living area has a large two-seater, a large one-seater chair and a single chair, arranged around the coffee table. There is a fireplace and mantle. Double sliding patio doors give access to the decking and seating area.

The dining area has a table which will seat 6 people in comfort, with a unit to both ends as a display and storage.



Open House North Wales Coast



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