



## OAK 5 VALLEY VIEW HOLIDAY PARK

PENTREBREIDD | WELSHPOOL | POWYS | SY21 9DL



Situated on the Valley View holiday park, just outside Welshpool this two bedroom lodge has 24 years remaining on the lease. The lodge is being sold fully furnished and includes the televisions, furniture and appliances. The accommodation comprises entrance hall with utility cupboard, large open plan living area with lounge, dining room and fully fitted shaker style kitchen with central island and breakfast bar, inner hallway, master bedroom with dressing area and en suite, twin bedroom, family bathroom. The lodge has a composite decked entertaining area, patio area to the rear, two parking spaces, gas fired combination boiler, lovely views and double glazing.

**Offers in the region of £65,000**



- Deluxe Light and Bright Two Bedroom Lodge
- Wrap Around Decking with Lovely Views
- 11 Month Holiday Use
- Tastefully Furnished in Neutral Colours
- Positioned on an Envidable Pitch Within the Park
- Swimming Pool, Games Room and Tennis Courts on Site

### FROSTED DOUBLE GLAZED ENTRANCE DOOR

Leading into

### ENTRANCE HALL

With door mat, cupboard housing wall mounted Potterton Gas Boiler, plumbing and space for washing machine.

### LIVING AREA

21'7 x 19'2 (6.58m x 5.84m)

### LOUNGE/DINING AREA

With feature electric fire with decorative surround, vaulted ceiling, double glazed picture windows to three elevations with views across the valley, double glazed French doors lead onto the decked entertaining area, two central heating radiators, TV, sofa, two armchairs, dining table with four chairs.

### KITCHEN

Fitted with a range of shaker style wall and base units with laminate work surfaces, electric oven, stainless steel sink drainer unit, mixer tap, central island with breakfast bar and two bar stools, gas hob, extractor canopy, integrated dishwasher, fridge freezer, display shelving, double glazed window to the side elevation.

### INNER HALLWAY

With smoke alarm.

### BEDROOM ONE

13'8 x 8'7 narrowing to 6'7 (4.17m x 2.62m narrowing to 2.01m)

With double bed, side drawer units, triple wardrobes, central heating radiator, dressing table, LG tv, double glazed window to the side elevation.

### EN-SUITE

With walk in corner shower, low level W.C., pedestal wash hand basin, frosted double glazed window to the side elevation, heated chrome towel rail, part tiled walls, extractor fan.

### BEDROOM TWO

10'0 x 9'2 (3.05m x 2.79m)

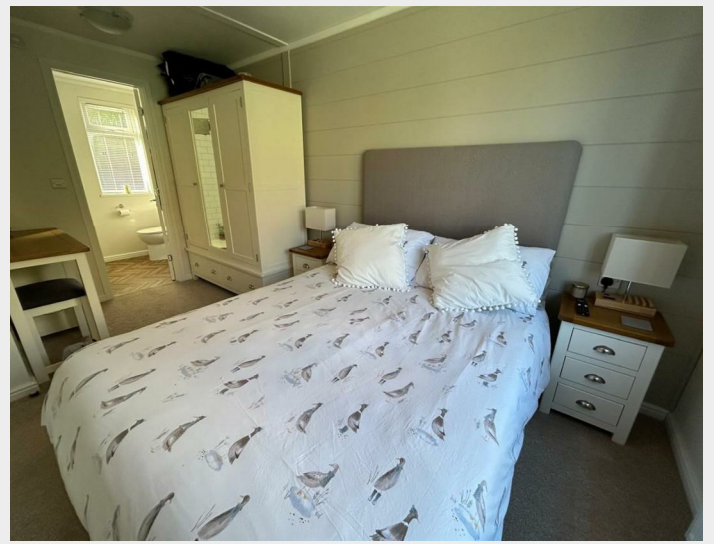
Double glazed window to the side elevation, central heating radiator, wardrobe, drawer unit, twin beds, bedside drawer unit, television point.

### BATHROOM

Bath with mixer taps and shower attachment and screen, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, part tiled walls, extractor fan, heated chrome towel rail.

### EXTERNALLY

The lodge has off road parking for two cars, steps up to wrap around composite decked entertaining area, exterior lighting, further patio area with storage to the rear.



### AGENTS NOTES

The property is available fully furnished. The lodge is available for holiday use for 11 months of the year with the park being closed for the month of January. The site fees are £4360 per annum. The licence has 24 years remaining on the licence.

### SERVICES

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

### VIEWING

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

### DIRECTIONS

Postcode for the property is SY21 9DL

What3Words Reference is [///witty.decoded.print](http://witty.decoded.print)

### MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

### 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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

☎ 01938 555552 ✉ [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

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



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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.