



Tom Parry

Cabin 358 Trawsfynydd Holiday Village,, Bronaber, LL41 4YB

Asking price £59,995

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Tom Parry & Co are delighted to offer for sale this beautifully presented and deceptively spacious holiday cabin, which has been extensively modernised and upgraded to a high standard approximately three years ago.

The improvements include new external cladding, a stylish fitted bathroom, new carpets throughout, replacement internal doors, and an attractive balcony/seating area, perfect for enjoying the peaceful surroundings. Further enhancements include newly fitted wardrobes with replacement wardrobe doors and a recently installed boiler, providing modern comfort and convenience.

Larger than the standard two-bedroom cabins on the site, this property offers generous living accommodation, making it an ideal retreat for families or those looking for additional space. The sale also includes all furniture and fittings, allowing the new owners to move straight in and begin enjoying the cabin immediately.

The well-established holiday village is set amongst mature trees and offers an excellent range of on-site facilities, including a large children's play area, dog walking area, laundrette, convenience shop, and a recently opened café/bar.

Situated in the heart of the Snowdonia National Park, Bronaber is renowned for its spectacular scenery and wealth of outdoor pursuits. The surrounding area offers excellent fishing, white-water canoeing, golf, scenic walking routes, and world-class mountain biking at Coed y Brenin Forest Park, which can be reached directly from the holiday village via a dedicated track, avoiding the main road. Other nearby attractions include the adventure activities of Blaenau Ffestiniog, such as Zip World and Bounce Below, together with the beautiful sandy beaches of Harlech and Black Rock Sands.

BF1476

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Kitchen

2.67 x 2.28 (8'9" x 7'5")

The kitchen is fitted with a range of modern matching wall and base units, complemented by work surfaces and incorporating an electric oven with an electric hob and extractor hood over.

Living Room

4.85 x 3.45 (15'10" x 11'3")

Spacious dual-aspect living room featuring a night storage heater, attractive mock fireplace and fitted display shelving, creating a bright and comfortable living space.

Inner Hallway

with meter cupboard

Bedroom 1

3.12 x 2.24 (10'2" x 7'4")

Double bedroom with night storage heater and a built-in wardrobe featuring fitted shelving and sliding wooden doors.

Bedroom 2

2.68 x 2.66 (8'9" x 8'8")

With night storage heater, built-in wardrobe with sliding wooden doors, and loft access hatch.

Bathroom

With shower cubicle, wash hand basin, WC, heated towel rail, built-in storage cupboard and contemporary LED illuminated mirror.

EXTERNALLY

Gravelled garden area with car parking space.

Raised flower beds.

Balcony/seating area

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. Site fees £3,154.00 (paid up to January 2027) 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.

