



Tom Parry

, Garreg Wen Caravan Park, Porthmadog, LL49 9UG

£79,500

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Nestled within the serene Garreg Wen Caravan Park in Morfa Bychan, Porthmadog, this beautifully presented lodge offers a delightful retreat for those seeking a peaceful getaway. With two well-appointed bedrooms and two bathrooms, this property is perfect for families or couples looking for a comfortable and stylish living space.

The lodge boasts a spacious reception room that welcomes you with warmth and charm, providing an ideal setting for relaxation or entertaining guests. The highlight of this property is undoubtedly the fantastic decking that extends to both the front and side, offering ample outdoor space to enjoy the stunning surroundings. Whether you wish to sip your morning coffee while basking in the sun or host a delightful evening gathering, this outdoor area is sure to impress.

Situated on an owners-only site, this lodge ensures a tranquil atmosphere, allowing you to unwind and enjoy the natural beauty of the area. The location is perfect for exploring the picturesque landscapes of North Wales, with easy access to local attractions and amenities.

Our Ref: P1644

ACCOMMODATION

All measurements are approximate

Open Plan Living/Kitchen/Diner

Lounge/Diner Area

with sliding doors onto the front decking and large picture window to the side; natural flame effect fire; fitted cupboard; triple aspect; dining table and carpet flooring

Kitchen

with a range of modern fitted wall and base units with worktop over; integrated appliances including double oven, microwave, dishwasher, fridge and freezer; stainless steel sink and drainer

Hallway

Bedroom 1

with king size bed and side tables; fitted vanity unit and window to the side; carpet flooring and radiator

Dressing Room

with fitted shelving

En-Suite

with shower cubicle; low level WC and wash basin set on vanity unit

Bedroom 2

with double bed and side tables; carpet flooring and radiator

Dressing Room

with fitted shelving

Bathroom

with panelled bath with shower over; wash basin on vanity unit; low level WC; fitted storage and radiator

EXTERNALLY

The property has a delightful decking area to the front and the side, enjoying views over the green and play area. There is also a private garden area to the side of the house with a storage shed and parking to the side.

SERVICES

Mains water, electricity and drainage. LPG fired heating and hot water.

MATERIAL INFORMATION

Tenure: Leasehold

Lease Length: 2 years left unexpired, with a rolling 12 year contract understood to continue from that date.

Age of Lodge: 9 years old

Electricity and Water: £875.50 for 2029

Site Fees 2026 £7,910

Non-domestic rates: £301

Note that Garreg Wen is an owners only site, open 10 months of the year. Owners have access to facilities on Greenacres and Cardigan View parks.

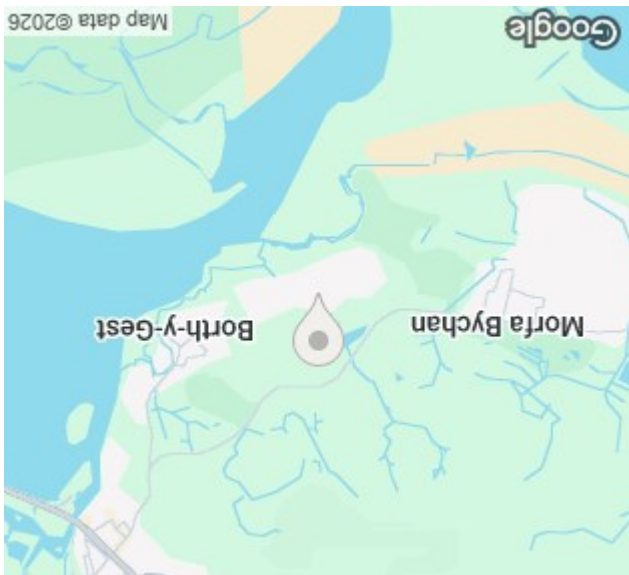






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Floor plan Awaited