

Lodge, Borth, Borth, SY24 5LS

£85,000

Council Tax Band: Exempt



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 best 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 by fencing and is a real suntrap, Private parking at the side of the lodge for at least two or three cars.

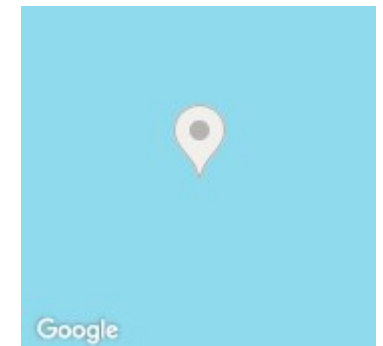
Situated on the paved patio area there is a top of the range American Hot Tub which is included in the purchase price, installed in 2017 by a local company who maintain it on an annual basis. All electrics were installed at the owners expense to a high standard and ensure safety and to be aesthetically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



Open House North Wales Coast



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