

BOB PARRY

22 BWLCH FARM CARAVAN PARK,
DEGANWY
PRICE £4,000



- TWO BEDROOM CARAVAN
- WILLERBY GRANADA 35' X 12'

- CLOSE TO LOCAL AMENITIES
- PEACEFUL, SMALL, FAMILY RUN SITE

DIRECTIONS

From the A55 heading West towards Holyhead from Chester come off at junction 19. At the roundabout take the fourth exit onto the A470. Follow the road going straight on at the first roundabout and left on the first exit at the second. Turn right at the T-junction and follow the road up turning right again at the next T-junction. Take the third left onto Bwlch Farm Road and go to the end into the park. Please call at the site operators office which can be found between the two farmhouses.

Entrance/Lounge/Kitchen/Dining Area

Range of wall and base units with matching work surfaces. Fridge point. Stainless steel sink.

Bathroom

WC. Whb. Shower.

Double Bedroom

Double bed. Built in wardrobe.

Twin Bedroom

Two single beds.

Services

None of the services have been tested but it was noted that mains water, drainage and electricity are connected. Gas is supplied by bottled gas.

Tenure

The caravan is located on a pitch with a licence agreement ending on the 31st October 2019.

Fees

The pitch fee for the 2017/18 period is £2,000.00 plus VAT, Total £2,400.00. The review date for this is March 1st in every year of the Licence.

Terms of occupancy

Occupation from 1st March to the 31st October each year for holidays only. The caravan can not be occupied as a full time residence.

Buying fees

The buyer pays the estate agency fees of 15% plus VAT of the agreed sale price, which is included in the guide price above.

Viewing

Please contact us on 01492 582 556 or email us at: post@bobparry.info. Please note that an appointment must be made before visiting the site.

Tenure

The property is available . Solicitors to confirm.

Tax Band

The property is believed to be in .
Information from www.voa.gov.uk

Services

None of the services have been tested.

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at llanrwst@bobparry.info



21 Denbigh Street, Llanrwst, Conwy, LL26 0LL
01492 640415 | www.bobparry.info | llanrwst@bobparry.info