

Legal 2 Move

Property Sales and Conveyancing

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33 Kingfisher Glade, Garth Holiday Park, Machynlleth, SY20 8UJ



Detached, two bedroom cedar wood cabin, privately appointed, nestling in beautiful, well tended surrounding park land, mature with trees, shrubs and colourful rhododendrons. This well presented, part furnished property, has a modern interior and is deceptively spacious, with both family shower room and en-suite.

Kingfisher Glade is a desirable location, within extensive mature grounds, approximately one and a half miles to the historic market town of Machynlleth and could therefore appeal to walkers, cyclists, those seeking a nature retreat and those who wish to escape the city, to enjoy beautiful, peaceful surroundings, within walking distance to all amenities.

The market town of Machynlleth, with main line railway station close-by, is popular for music festivals, individual shops, art galleries and antique shops. Annual events include the Comedy Festival, hosted by popular national celebrities, Dyfi Enduro, for those keen cyclists and the Sion Wyn 7's Rugby competition.

A member of
OnTheMarket

Leasehold
Guide Price
£85, 000

ZOOPLA

33 Kingfisher Glade, Garth Holiday Park, Machynlleth, SY20 8UJ

THE PROPERTY COMPRISES;

- **OPEN PLAN KITCHEN, LOUNGE, DINER**
- **INNER HALLWAY**
- **SHOWER ROOM**
- **TWO BEDROOMS ~ MASTER WITH EN-SUITE CLOAKROOM**
- **ELECTRIC HEATING AND CAST IRON WOOD BURNER TO LOUNGE**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS DECKED BALCONY**
- **PRIVATE MATURE GARDEN**
- **DRIVEWAY PARKING**
- **SITUATED WITHIN A PRIVATE PARK**
- **1.5 MILES TO THE HISTORIC MARKET TOWN OF MACHYNLLETH**



Location

Garth Holiday Park is located on the edge of Machynlleth town centre. From the historic 'Clock Tower' in Machynlleth, take the road into Heol Maengwyn Street and continue out along the Newtown road, A489, for approximately 0.5 miles. Take a left hand turn into Felingerrig and continue the country lane for a further 1 mile towards Plas Dolguog Hotel. Kingfisher Glade, Garth Holiday Park, sits privately, adjacent to the grounds of Plas Dolguog. On entering the Park, 33 is the first cabin to your left. Our 'For Sale / Ar Werth ' sign is displayed.

Description

Leasehold, detached, two bedroom cedar wood cabin, surmounted by a pitch felt tiled roof. Entrance is to side elevation through a double glazed door which leads into ~

Kitchen / Diner/ Lounge (Rear) 19' 4 x 16' 10 (5.89m x 5.13m)

A good social space for cooking and entertaining, open plan to each other. Neutral decor and exposed ceiling timbers.

Kitchen Area

Neutral decor and vinyl floor. Walnut effect base units and drawers. Housing unit for microwave and fridge. Built-in Stoves electric cooker with extractor hood over. Polycarbonate one and a half bowl sink and drainer and complementing work tops. Larder / storage cupboard, power points and plumbing for washing machine. Double glazed window to side elevation.

Dining Area

Neutral decor and carpet. Dining room table and four chairs. Slim-line storage heater, power points and double glazed window to rear elevation, overlooking the decking and private garden.

Lounge Area

Neutral decor and carpet. Cosy lounge with cast iron wood burner. Slim-line Storage heater, power points and T.V. aerial point. Double glazed window and French doors leading to the decking area to side elevation.

Inner Hallway 10' x 2' 7 (3.05m x 0.79m)

Neutral decor. Slim-line storage heater, smoke alarm and access to roof space. Door to linen / cloaks cupboard. Doors lead into shower room and two bedrooms.

Shower Room (Side) 6' 7 x 6' 5 (2.01m x 1.96m)

Modern spacious shower room with neutral decor and vinyl floor. White suite comprising close coupled W.C. and porcelain sink mounted upon a vanity unit with mirror cabinet and light over. Fully tiled shower cubicle with glass sliding doors and Mira electric shower. Dimplex wall heater and double glazed window, with obscure glass and roller blind, to side elevation.

Bedroom 1 (Front) 9' 5 x 7' 9 (2.87m x 2.36m)

Double bedroom, of neutral decor, with over bed wall lighting. Dimplex wall heater, power points and double glazed window, with roller blind, to front elevation.

Bedroom 2 (Front / Side) 10' 1 x 8' 2 (3.07m x 2.49m)

Double bedroom with built-in wardrobes. One single wall light and over bed wall lighting. Dimplex wall heater, power points and double glazed window, with roller blind, to side elevation. Door leading into ~

En-Suite Cloakroom (Side) 7' 4 x 3' 3 (2.24m x 0.99m)

Pastel decor and vinyl floor. White suite comprising close coupled W.C., and porcelain wash hand basin with vanity unit and mirror cabinet, with light over. Extractor fan and Dimplex wall heater. Double glazed window, with obscure glass to side elevation.

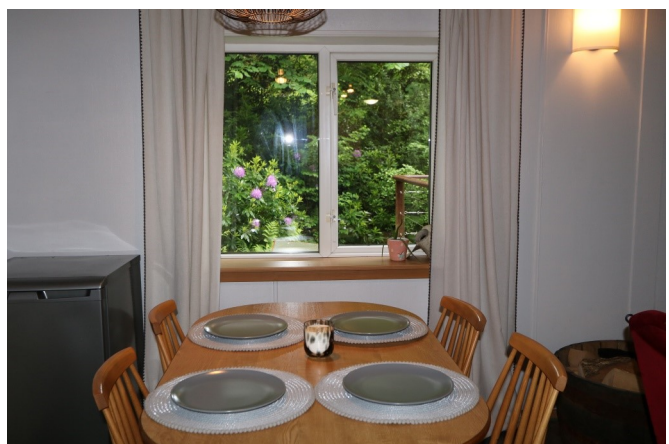
ALL SIZES ARE APPROXIMATE

Outside ~

Front Shale driveway parking for two vehicles.

Side / Rear 'L' shape, raised decked balcony, gated. The garden, to the rear and side of the cabin, is enclosed, restive and private, surrounded by mature shrubs, trees and colourful rhododendron. A timber garden/log store is housed to the rear of the cabin.

- Guide Price** £85, 000
- Tenure** Leasehold
- Council Tax** This is paid by the site, within their Business tax.
- Services** B.T Fibre Broadband connection, electricity, water and drainage connected.
- Annual Charges** Presently £3,754.00 per annum, which include lease charges, maintenance, insurance and water.
- Local Authorities** Powys County Council.
- Water** Charge for water supply included in the site's annual charge.
- Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk
- Agents Note** The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they are fit for their purpose.



MISREPRESENTATION ACT, 1967

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