



DAFYDD HARDY

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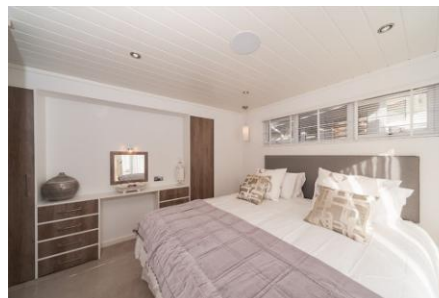
FOR SALE
AR WERTH



**Brynteg Holiday Park, Llanrug, Caernarfon, Gwynedd LL55 4RF • £389,000
(Includes Site Fees for 2016 and connections)**

A superb luxury lodge located on the edge of beautiful Snowdonia - now how good is that!

- Holiday Lodge Offering The Height Of Luxury
- 3 Bedrooms (Master With En-suite)
- Lounge, Dining Area & Hi-Spec Fitted Kitchen
- 6' Bi-Folding Doors Opening To Decked Patio
- Underfloor Heating
- Full Double Glazing
- Beautiful Surroundings Close To Snowdonia
- Extensive Use Of Site Facilities



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Description

A superb opportunity to own your very own luxury 3 bedroomed Holiday Lodge which has been built and presented using high-specification, high quality materials, fixtures and fitting to ensure maximum enjoyment whilst you relax amidst stunning scenery. Bordering the Snowdonia National Park, this beautiful Lodge comes with a pleasing décor, in a neutral palette which accentuates the attention to detail and comes finished with modern furnishings to enhance the elegant yet homely feel. Opening out onto a large decking area, the 6' bi-folding doors bring the outside in, creating even more space to be enjoyed with family and friends. The lodge features a fully fitted kitchen with a host of high quality integrated appliances, granite worktops and pop up sockets in keeping with the clean and elegant look. A six seat dining area lies adjacent to the kitchen and has the backdrop of a real natural wooden wall with feature lighting, creating a warm atmosphere. As you would expect, the master bedroom enjoys an en-suite, the bathroom offers a handsome free-standing bath, there's under-floor heating and full double glazing. Viewing essential and comes highly recommended.

Location

Brynteg Holiday Park is located on the edge of the village of Llanrug bordering the Snowdonia National Park and within a short drive of the main A4086 for quick and easy access to Llanberis and Caernarfon. Llanrug itself offers excellent local amenities, including 2 public houses and is situated on a bus route also for extra convenience. Literally, just around the corner is the striking Nant Peris and the village of Llanberis, sitting at the foot of Wales' highest mountain, Snowdon. Caernarfon offers an impressive 13th century castle and busy market square approximately 5 miles distant. The area is perfectly placed for everything the area has to offer - the Snowdonia National Park, beautiful sandy beaches and coastline along North Wales as well as exciting zip wire rides, castles, narrow gauge steam mountain railways, excellent climbing and watersport facilities - now get out there and explore!

Outside

A large raised decked patio is provided, there's off road parking within yards of the chalet and of course, there is the use of the park facilities as mentioned above.

Park Facilities

The park offers excellent facilities to include: Indoor swimming pool, sauna (Tepidarium & Steam Room), gymnasium, tennis, badminton, football, restaurant/bar, lakeside bistro as well as lakeside fishing, adventure playground, woodland walks, archery, fencing, climbing and even snorkelling!

Agents Note

The lodge can be occupied most of the year, the park only being closed from mid January until 1st March.

The site fees are £4,950.

Electric is metered and charged as used. These charges are obviously subject to change, usually on an annual basis. Gas is billed every 6 months.

All holiday homes need to be insured, an insurance quote is provided on day of purchase, this can be done externally.

Tenure

We have been informed that the tenure is leasehold with lease of 25 years.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Services

We are informed by the seller that this property benefits from Mains Gas, Electricity, Water & Drainage.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. On entering Llanrug, proceed through the village turning right at the Glyntwrog public house (just before leaving the village). Take the next left turning and follow the road beneath the archway of Bryn Bras castle where you will find the entrance to the park shortly after on your right hand side.