



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



111 Glan Gwna, Caeathro, Gwynedd LL55 2SG • £18,000

This holiday chalet is waiting for you to unlock its potential.

- Good Looking Timber Built Chalet
- 2 Bedrooms & Family Bathroom
- Spacious Lounge/Diner & Fitted Kitchen
- Front & Rear Garden Areas
- Off Road Parking Space
- Lovely Wooded Setting
- Range Of Onsite Amenities
- Viewing Is Highly Recommended



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | caernarfon@dafyddhardy.co.uk | 01286 677774



Description: If you are seeking an affordable lodge for vacation purposes that stands in a lovely wooded setting, we would highly recommend that you view this good-looking Timber Chalet that is situated within the confines of the very popular Glan Gwna Holiday Park in the picturesque village of Caeathro. On top of the glorious scenery, found in the vicinity of the park, the chalet owners and their visitors will be able to enjoy, a range of onsite amenities, including an outdoor heated swimming pool with a poolside bar, a Spa and beauty salon, a gymnasium, a convenience store and much more. The well-proportioned chalet, which would profit from a degree of upgrading includes a spacious Lounge/Diner, a fitted Kitchen and 2 Double Bedrooms, both have integrated wardrobes and last of all, a family Bathroom.



Location: Lying close to the Snowdonia National Park, the scenic village of Caeathro is also opportunely placed via the excellent local road network for the many coastal and rural attractions to found along the striking Lley'n Peninsula. The historic town of Caernarfon, which is approximately 2 miles from the park, offers a wide range of shops, essential services and recreational facilities, ensuring your needs are well catered. A little further afield, you will find the A55 Expressway that westbound will propel you to the beautiful island of Anglesey and eastbound through the university city of Bangor and along the North Wales Coast to Chester and onwards towards Liverpool and Manchester, eventually linking up with the National Motorway system.



Property Features

Kitchen: 7' 11" x 8' 5" (2.43m x 2.58m)

Lounge/Diner: 8' 7" x 15' 1" (2.62m x 4.60m)

Bedroom 1: 7' 8" x 8' 0" (2.35m x 2.44m)

Bedroom 2: 7' 1" x 7' 11" (2.16m x 2.43m)

Bathroom: 4' 3" x 6' 2" (1.32m x 1.90m)

Outside

To the front, there is a lawned area with an off road parking space while a descending garden can be found to the rear of the dwelling.

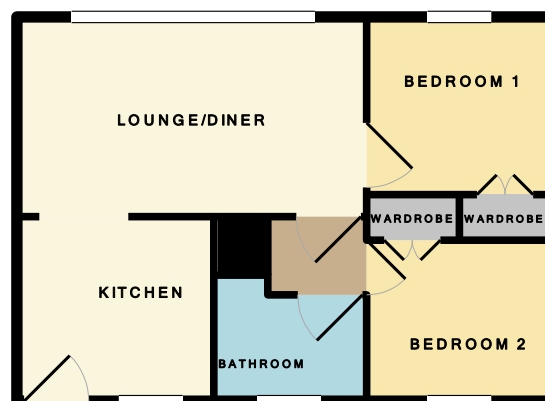
Tenure: We have been informed that the tenure is Leasehold – The lease is 45 years from 15th June 2015 – Non Renewable. Service charge payable July this year is £3375.86. Any proposed buyers should make their own enquiries with the park with regards to any costs, any additional costs or legal costs.

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 Water, Electricity and Drainage.

Council Tax: Prices are available on Gwynedd.gov.uk.

Agents Notes: Any proposed buyer should make their own enquiries with the proposed Bontnewydd By-Pass.



TOTAL APPROX. FLOOR AREA 378 SQ.FT. (35.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

From Caernarfon, follow the A4085 in the direction of Beddgelert. Just before entering Caeathro turn left after the 30 mph signs into the Glan Gwna Country Holiday Park. Follow the road and turn by the reception building and follow the road up the hill, where you will find the property set back off the road on your left hand side.

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gcontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.