

NEW
INSTRUCTION



High View Lodge, Seven Springs, Llanon SY23 5LZ

Prices from £89,995

Fabulous Luxury Lodge,
Park is Open 52 Weeks a Year,
No Stamp Duty or Legal Fees,
Located in Stunning Cardigan Bay,

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BW/DT/74815/100220

DESCRIPTION

Beautifully crafted pre-owned luxury lodge positioned perfectly on a lakeside plot with countryside and sea views. The located on the boutique holiday park that is Seven Springs.

This unit comes with large bedrooms, and living areas as well as dining area and wrap around kitchen. Other features include en suite bathroom to master bedroom and large family bathroom including shower and bath.

Superb storage throughout. Double glazing and centrally heated throughout.

Full residential specification build quality.

Wrap around decking and Hot Tub, a brand new PVC bespoke decking is included into the asking price

Viewing highly recommended

ENTRANCE HALL

Enter via double glazed door, cupboard space with Worcester gas boiler and space and plumbing for washing machine, opening to:

OPEN PLAN KITCHEN, DINING & LIVING ROOM

21'1 x 19'6 / 17'0 (6.43m x 5.94m / 5.18m)

Two double glazed windows to front, two double glazed windows to rear, two double glazed windows to front, two double glazed patio doors with side windows leading to decking area overlooking fishing lake.

KITCHEN & DINING AREA

Comprising of a range of wall and base units with granite worktop over, 1½ bowl stainless steel sink with carved worktop drainer, high level cooker, gas hob with

extractor over, radiator, ceiling spotlights.

LIVING AREA

Electric fireplace, radiator, ceiling spotlights.

BEDROOM ONE

10'8 x 10'2 (3.25m x 3.10m)

Enter via solid wood door, double glazed windows to rear, fitted wardrobe, ceiling spotlights.

BATHROOM

6'10 x 6'8 (2.08m x 2.03m)

Enter via solid wood door, Double glazed frosted window to front. Suite comprising of bath with shower over, low level WC, wash hand basin, tiled flooring, localised tiled walls, heated towel rail, ceiling spotlights.

MASTER BEDROOM

11' x 10'2 (3.35m x 3.10m)

Enter via solid wood door, Double glazed windows to rear, floating desk fitted to wall, radiator, ceiling spotlights, opening to:

WALK- THROUGH

DRESSING ROOM

Fitted wardrobes, ceiling spotlights, Solid wood door to:

EN-SUITE SHOWER ROOM

5'3 x 6'8 (1.60m x 2.03m)

Double glazed frosted windows to front. Suite comprising of corner shower, wash hand basin, low level WC, tiled flooring, localised wall tiles, heated towel rail, ceiling spotlights.

EXTERNALLY

To the front of the property is a parking area with steps lead to front door and decking extends along one side of the property to the front where there is a large seating area overlooking the fishing lake with a **HOT TUB**.

SERVICES

The property is being sold furnished. Pitch fees are £3,000 +VAT and include sewerage, waste management & grounds maintenance. Water meter. There will be a 10% resale fee paid by the sellers to the park on completion. PLEASE NOTE: All the lodges can be purchased as part of a rental programme managed by HOSEASONS, more details available via John Francis.

VIEWING

By appointment with the selling Agents on 01545 570990 or e-mail aberaeron@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisEron or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold

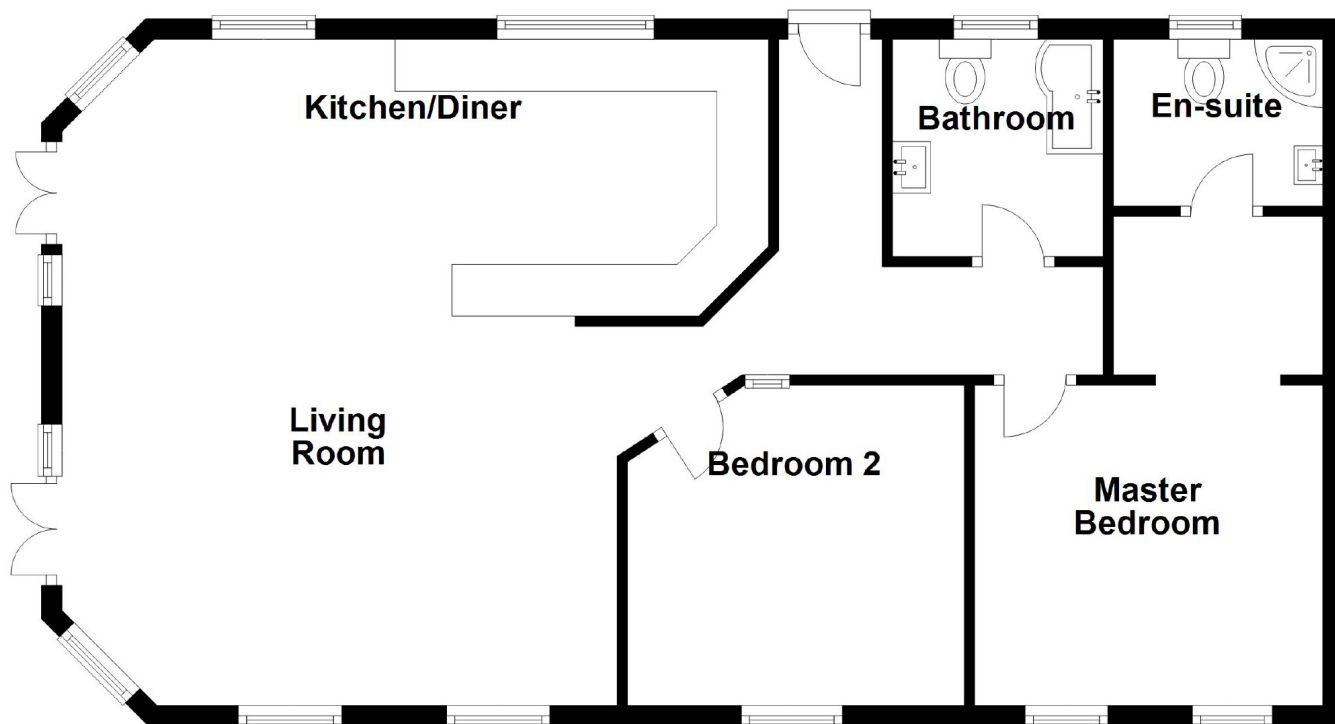
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberaeron Office, proceed north on the main A487 coastal road for approximately 4 miles. As you come in to Llanon, take the first right hand turning which is signposted for Pennant, Seven Springs entrance can be found along this road on the left hand side.

Ground Floor



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**John.
Francis**