Cabin 186, Trawsfynydd Holiday Village, Bron Aber Trawsfynydd, LL41 4YB

OIRO £45,000

Leasehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Located on the popular Trawsfynydd Holiday Village
2 bedroom Cabin
Stunning Views
Open plan kitchen/dining/sitting area
Shower Room
Lawn Area to Front, Side and Rear
Driveway and parking
EPC Exempt

Cabin 186, located in Trawsfynydd Holiday Village, is a detached two-bedroom cabin set within a generous and private plot, offering distant views of the Rhinog Mountain Range.

The property has been well maintained during your ownership, though it would now benefit from some internal updating, particularly a new kitchen and shower room. This presents an excellent opportunity for prospective buyers to personalise the space to their own tastes.

The cabin features UPVC double glazing and electric heating throughout. Outside, there is ample off-road parking for several vehicles, along with a variety of seating areas and lawned gardens that surround the property. You have advised that approximately 33 years remain on the lease.

The accommodation comprises briefly : entrance vestibule offering storage space or covered seating area, open plan sitting/dining/kitchen, shower room, two bedrooms.

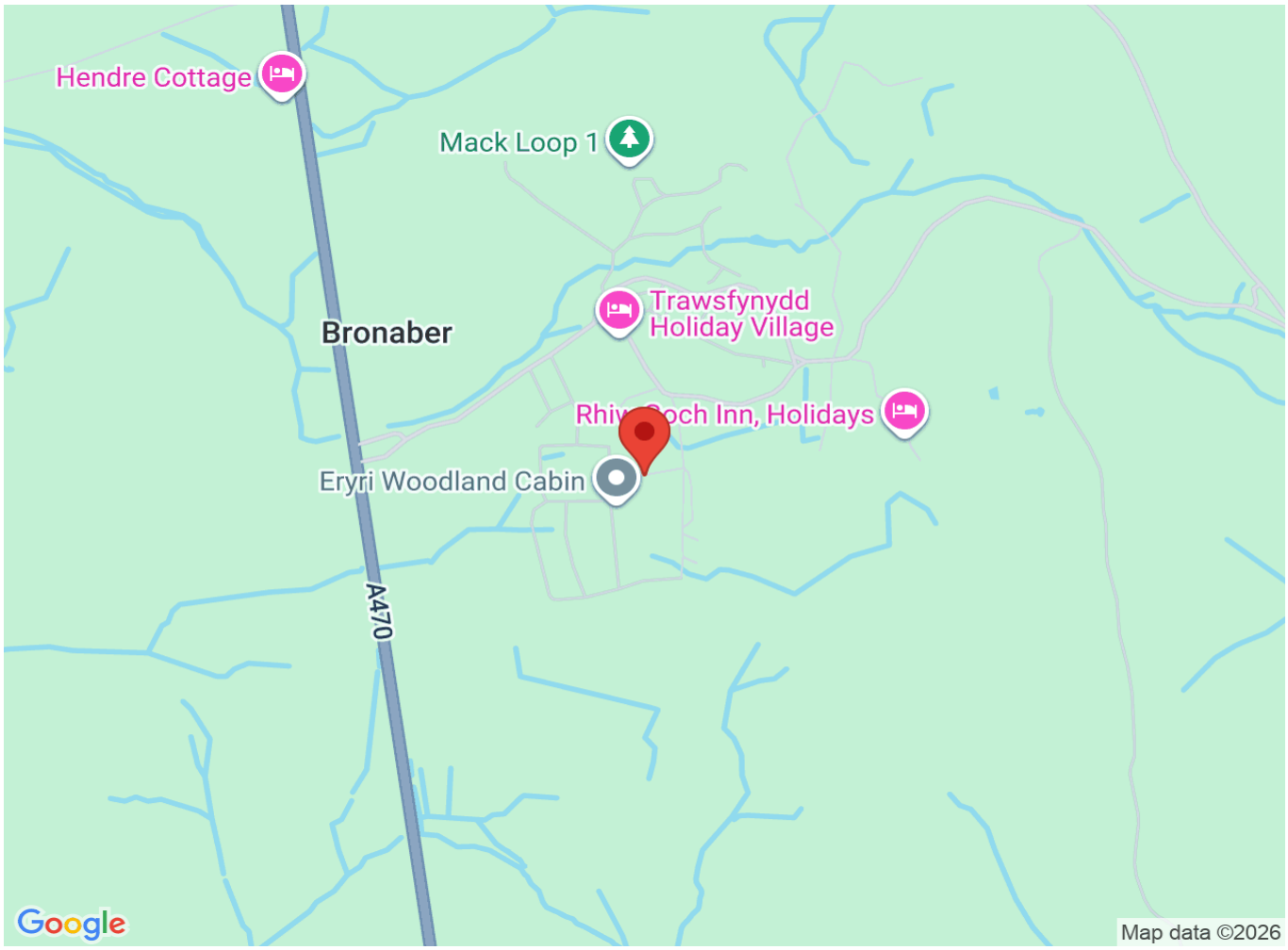
The property is being sold as seen (except for any personal effects)

Bronaber is a small village in Gwynedd, North Wales, situated along the A470 north of Dolgellau, within the community of Trawsfynydd. Nestled in the southern part of Snowdonia National Park, it offers a tranquil setting with panoramic views of the surrounding mountains and countryside. Nearby attractions include Coed y Brenin Forest, the coast of Barmouth together with the towns of Dolgellau & Porthmadog which are within easy driving distance. Outdoor enthusiasts can enjoy hiking, mountain biking, and exploring the natural beauty of the area. Bronaber's serene environment and proximity to various attractions make it an ideal base for visitors seeking both relaxation and adventure in North Wales.

Council Tax Band: A £1630.32
Tenure: Leasehold (34 years)
Ground Rent: £3,348 per year
50 year Lease granted 2010.
Parking options: Driveway
Garden details: Private Garden
Electricity supply: Mains
Water supply: Private Borehole
Sewerage: Septic Tank
Water Supply and Sewerage Maintained by Pure Leisure

Porch *w: 4.09m x l: 1.07m*	Door and window to front, internal window to side and rear, tongue and groove ceiling, carpet.
Open Plan Kitchen/Dining Room *w: 4.82m x l: 3.82m*	Bay window to rear with views, 2 windows to side, 2 windows to front, tongue and groove ceiling, storage cupboard, 2 wall units, 3 base units, stainless steel sink and drainer, worktops, space for cooker, space for fridge, hot water heater, electric storage heater, part carpet, part vinyl floor.
Bedroom 1 *w: 2.32m x l: 1.81m*	Internal window to front, tongue and groove ceiling, built-in double bed with storage drawers, carpet.
Bedroom 2 *w: 2.32m x l: 1.83m*	Window to rear, built-in bunkbeds with storage drawer, built-in wardrobes, electric radiator, carpet.
Shower Room *w: 1.83m x l: 1.75m*	Two windows to rear, tongue and groove ceiling, vanity wash hand basin, low level W.C., shower cubicle with electric shower, extractor fan, eclectic wall mounted heater, heated towel rail/radiator (electric), vinyl floor.
Outside	The cabin is surrounded by lawn areas, paved patio area with large hedge boarders. Steps up to driveway for up to 3 vehicles, mature shrubs.

Location


Hendre Cottage
Mack Loop 1
Bronaber
Trawsfynydd
Holiday Village
Eryri Woodland Cabin
A470
Google
Map data ©2026

Fixtures & Fittings
The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer
To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	A £1630.32
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3313

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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