DAFYDD HARDY
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Chalet 55, Glan Gwna Lodge, Caeathro, Caernarfon, Gwynedd, LL55 2SG

Asking Price: £25,000

EPC Rating: N/A

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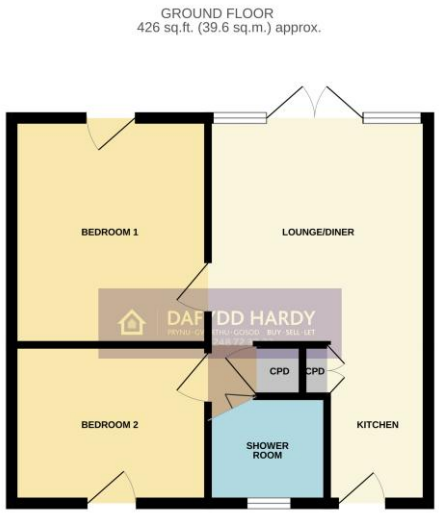
Summary

Positioned in an elevated setting within the popular Glan Gwna Holiday Park, on the outskirts of Caernarfon, is this well-presented two Bedroom Holiday Lodge. The park is set within approximately 120 acres of beautifully landscaped grounds, incorporating woodland, a lake, streams and rivers, with coarse and fly fishing available. Other on-site facilities include a bar and restaurant, private heated outdoor swimming pool, laundrette, shop and café. Further amenities, including supermarkets and everyday conveniences, can be found a short drive away in the historic walled town of Caernarfon. The accommodation opens into a welcoming open-plan Lounge/Kitchen/Diner. The kitchen area is fitted with contemporary white gloss cabinets, speckled worktops and a freestanding cooker, together with a useful built-in storage cupboard. The lounge and dining area enjoys plenty of natural light, with dual patio doors and full-height side windows providing access to the balcony and creating a pleasant connection with the outside space. There are two well-proportioned bedrooms, both benefiting from their own external doors, with one opening to the front and the other to the rear of the lodge. The inner hallway provides additional storage via a useful cupboard. Completing the accommodation is the shower room, fitted with an electric walk-in shower, W/C and washbasin, together with partially tiled walls, splashback areas and tiled-effect flooring. Externally, the front of the property features a crushed slate pathway leading to the entrance, alongside an area of lawn. To the rear is a decked balcony with wooden balustrade, providing an attractive outdoor seating area and pleasant views across the park. The lodge benefits from uPVC double glazing throughout and is heated by electric panel heaters.

Directions

From Caernarfon, follow the A4085 in the direction of Beddgelert. After approximately 1 mile after leaving Caernarfon, you will enter the small village of Caeathro. The entrance to Glan Gwna Holiday Park is on your left. After passing the large wrought iron gates turn right and then take the second turning on your right. Continue to follow the concrete track up the hill and continue straight where the chalet 55 will be located on the right-hand side.

What3Words: operated.existence.disbelief



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Electric Panel Heaters. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is leasehold with a 20 year lease from 2013. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Annual Ground Rent: £230.00
Annual Service Charge: £3,454.97

Council Tax Band

The property is council tax band TBC.













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A well-presented two-bedroom holiday lodge enjoying an elevated position within the popular Glan Gwna Holiday Park, featuring an open-plan living space, private decked balcony and access to a wealth of on-site facilities.

Lounge/Diner	*3.57m x 3.47m (11'9" x 11'5")*
Kitchen	*2.45m x 1.60m (8' x 5'3")*
Bedroom 1	*3.49m x 3.05m (11'5" x 10')*
Bedroom 2	*3.07m x 2.49m (10'1" x 8'2")*
Shower Room	*1.82m x 1.67m (6' x 5'6")*

- Attractive Holiday Lodge
- Spacious Open-Plan Lounge/Kitchen/Diner Area
- 2 Well-Proportined Bedrooms
- 1 Shower Room
- Large Decked Balcony Overlooking Park
- Variety of On-Site Facilities
- uPVC Double Glazing & Electric Heating







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