

# Town & Country

Estate & Letting Agents



**Plot C2 Ogwen Bank, Bethesda, LL57 3LQ**

**£99,950**

Town and Country Oswestry are pleased to offer this TWO BEDROOM HOLIDAY HOME located in one of Wales most beautiful parts of the country at the foot of Snowdonia. Ogwen Bank is overlooking the hills and mountains that surround the area. With a whole host of local attractions to visit, Ogwen Bank is an ideal base for families who want to enjoy the best of what North Wales has to offer. Make full use of the amenities or take in the magnificent views of Snowdonia and beyond – the choice is yours.

### The lodge

The lodge is a 20ft x 40ft model and boasts two bedrooms, stunning open plan kitchen/ dining and living space, family shower room and en suite facilities.

### The Park Features

The gated entrance leads onto the exclusive park which has a reception area, owners area and restaurant on site. The site is an all year round 12 month site. Rentals are allowed and there is a 30 year lease. Site fees are approximately £4000 per year.

### Local Area

Nestling in the foothills of Snowdonia, the park is ideal for those wanting to explore the stunning scenery. Equally it can be a retreat to just unwind. There are many local attractions, with the bustling Betws y Coed being a short drive away along with outdoor pursuits such as Zip World, Greenwood Forest and an easy drive to Anglesey, Bangor and Caernarfon all of which have many local attractions.

### Kitchen



The stunning kitchen is fitted with a range of base and wall units, eye level microwave, island unit with display cabinets, electric oven, gas hob, extractor fan, fridge/ freezer and sink unit. There are storage cupboards off and a passageway leading to the bedrooms and the bathroom.

### Living space



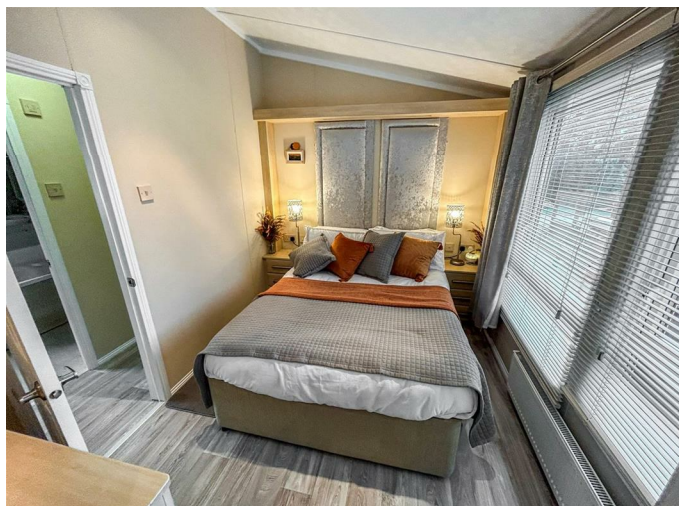
The bright, spacious living space has a focal fireplace, windows to all sides and opens out onto the decked area and is ideal for entertaining or just relaxing and taking in the scenery.

### Additional photo.



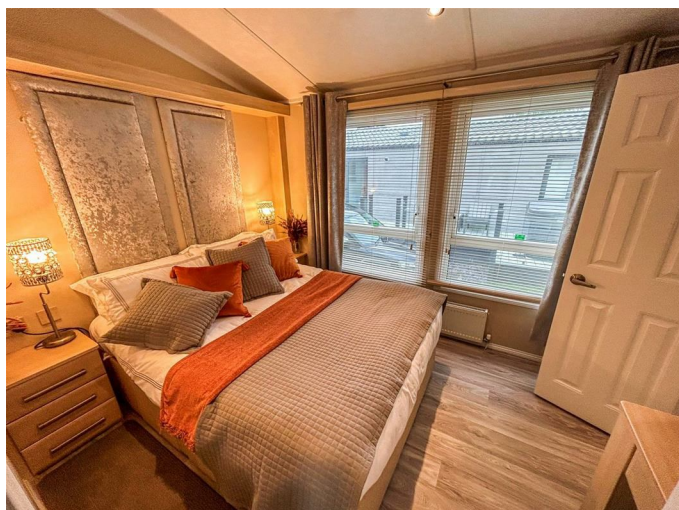
The dining area has glazed doors leading out to the decking.

## Bedroom



The luxurious master bedroom is finished in contemporary colours and has fitted units, two windows to the side and access to the en suite.

### Additional Photo

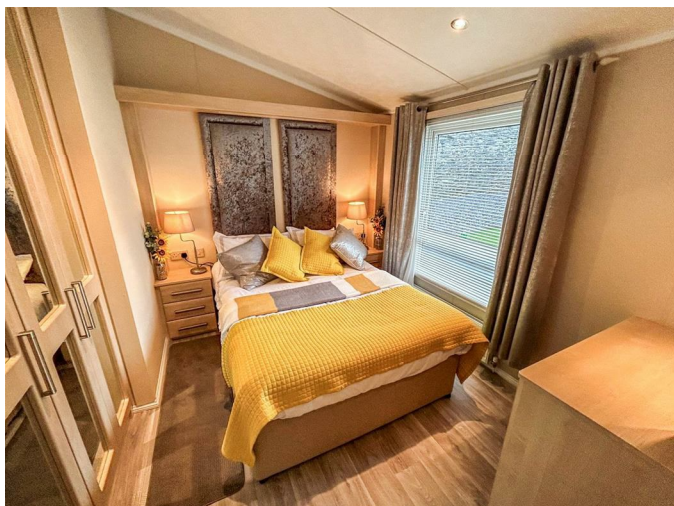


## En suite



The en suite has a double shower, wash hand basin on a modern vanity unit, heated towel rail and a low level w.c.

## Bedroom two



The second double bedroom is fitted with wardrobes and has a window to the side.

## Bathroom

The bathroom has a bath, wash hand basin on a modern vanity unit, heated towel rail and a low level w.c.

## Decking



The fantastic decked area wraps around the lodge with plenty of space to entertain. There is a parking space at the side for one to two cars.

### Additional photo



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To make an offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To book a viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Tenure/ Council Tax

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor.

We are informed that the ground rent is currently £3700 per annum.

### Services

The agents have not tested the appliances listed in the particulars.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Hours of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

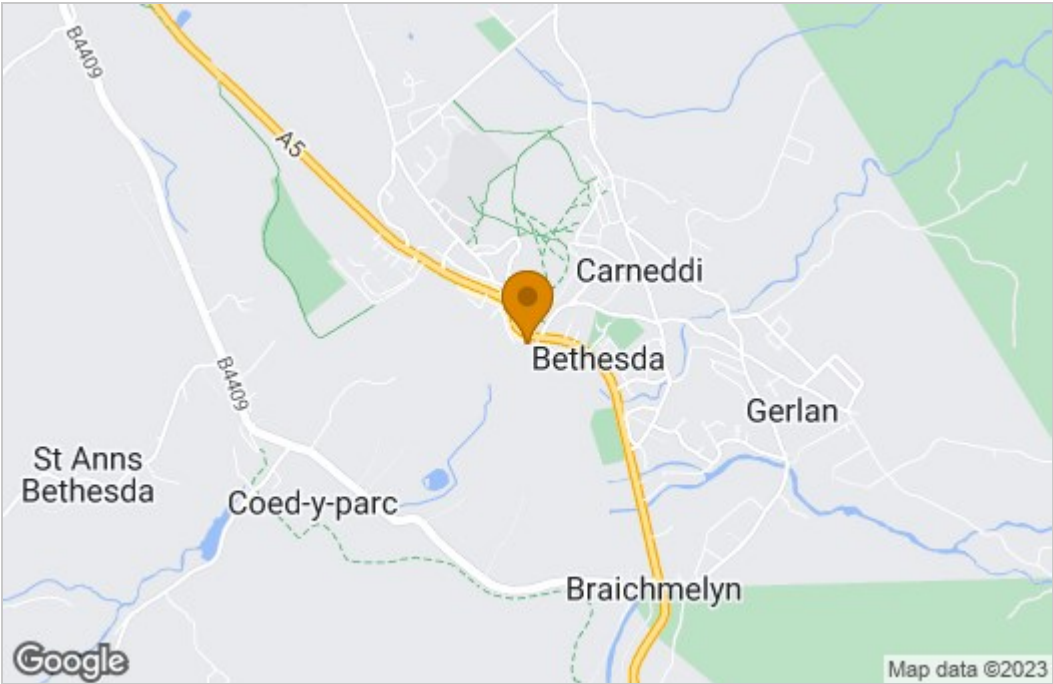
### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

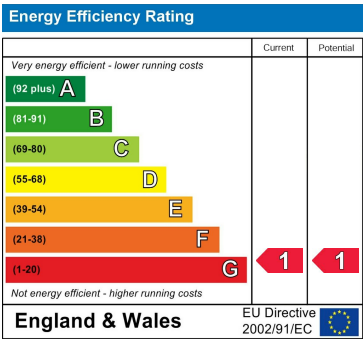
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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