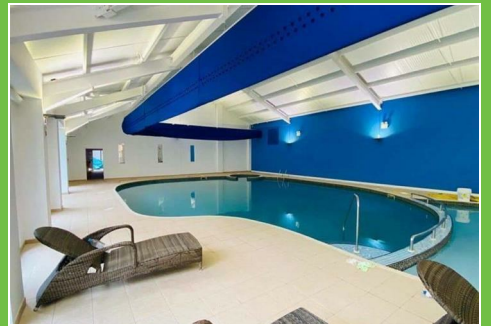


# Town & Country

Estate & Letting Agents



**Plot 172 , Caernarfon, LL55 4RF**

**£28,500**

NO ONWARD CHAIN!! FANTASTIC OPPORTUNITY!!! Town and Country Oswestry are pleased to offer this THREE BEDROOM HOLIDAY HOME that can accommodate 8 people at one time. Located in one of Wales most beautiful parts of the country at the foot of Snowdonia. Brynteg Park has its own private lake overlooking the hills and mountains that surround the area. If you're searching for a holiday home with an understated class that doesn't skimp on luxurious comfort look no further. With so much to do and see at Brynteg, North Wales is one of the most desirable places to own a holiday home. This holiday home also comes with this years site fees paid!!



### Location

The property is located in a peaceful village called Llanrug between Caernarfon and Bangor. The site is easily accessible from the A55 which links Chester and Liverpool. The postcode of the site is LL55 4RF. When arriving on site there is a site office and barred entrance onto the park.

### Accommodation Comprises



### Open Plan Living/ Dining/ Kitchen



The property has a modern bright open plan living/ dining/ kitchen area. Double doors open onto the front of the holiday home which has full central heating and double glazing. The current owners have kept the dwelling in an immaculate condition during their ownership.

### Additional Photo



### Additional Photo





## Additional Photo



## Dining Area



## Kitchen Area



The kitchen area is fitted with an extensive range of modern base and wall units with work surfaces over, all modern fitted appliances including fridge/freezer and oven with gas hob and extractor fan.

## Inner Hallway

The inner hallway gives access to the three bedrooms and shower room.

## Bedroom One

Having a double bed with plenty of storage including under the bed and fitted wardrobes.

## En-suite

Having a toilet and sink.

## Bedroom Two

A twin room having two single beds and wardrobes.

## Bedroom Three

A further twin room having twin beds and fitted wardrobes.

## Family Shower Room

The shower room is fitted with a shower cubicle, wash hand basin and a low level w.c.

## Parking and Gardens

To the side of the holiday home there is off road parking and well tended garden areas.



## Decking



Another great feature of this property is the large decking area to the side ideal for entertaining and relaxing on a warm summers day.

## Facilities



The park is a five star park and offers indoor swimming pool, spa, tennis court, lakeside bar and club house, a fantastic lake, many owners events throughout the year and stunning scenery of Snowdonia and the mountains just on the doorstep.

## Additional Photo



## 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, 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, and fees are payable to Brynteg via Park Leisure.

The Council tax is payable to Park Leisure.

### **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

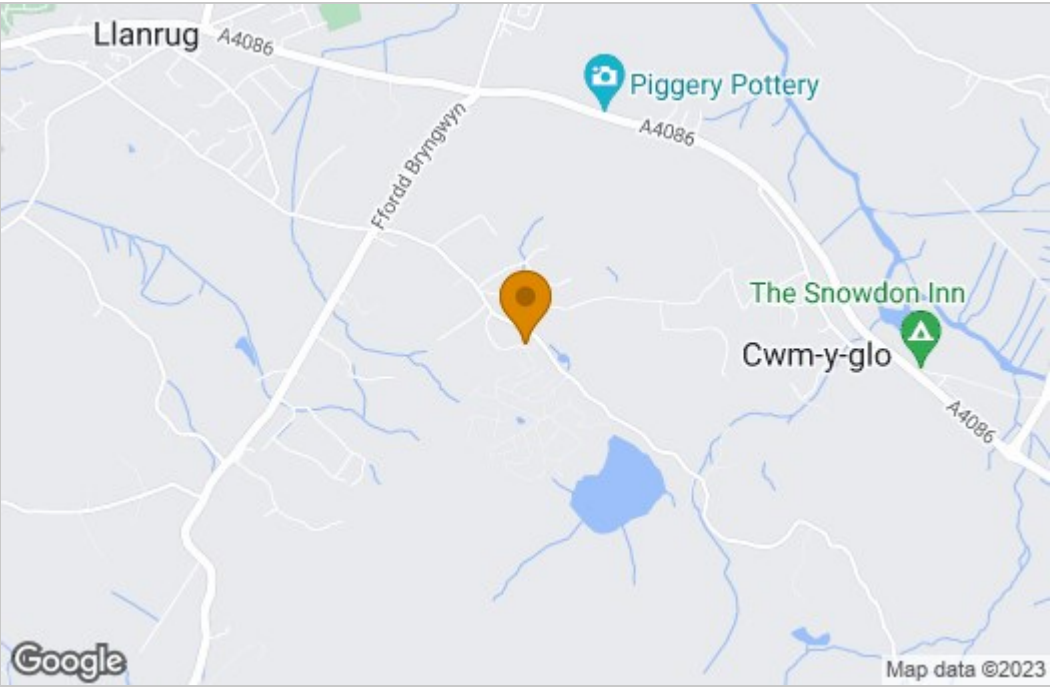
### **Additional Information**

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.

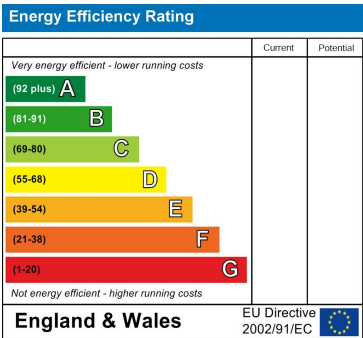
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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