

FOR SALE

8 Fern, Valley View Holiday Park Pentrebreidd, Guilsfield, Welshpool, SY21 9DL



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£30,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01938 555552

Welshpool Sales  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 Bedroomed Chalet
- Kitchen Area with Range Cooker
- Wrap Around Decked Seating Area
- Beautiful Park and Valley Views
- Tennis Courts, Swimming Pool and Games Room Onsite
- 11 Month Occupancy

**Kitchen/Dining Room**

15'9 x 7'2  
Fitted with a range of wall and base units with laminate roll top work surfaces, range cooker, extractor canopy, plumbing and space for washing machine, space for fridge freezer, two double glazed windows to the side elevation, double glazed window to the front elevation, sink drainer unit, mixer tap, central heating radiator.

**Bedroom One**

9'7 x 9'6  
Double glazed window to the rear elevation, central heating radiator, two wall light points.

**Bedroom Two**

9'6 x 9'5  
Double glazed window to the side elevation, central heating radiator, two wall light points, built in wardrobe, door to Bathroom.

**Bathroom**

Bath with shower over and screen, low level W.C., pedestal wash hand basin, extractor fan, heated towel rail, shaver light, recessed spotlights.

**Externally**

The lodge has gravelled parking area with wrap around decked area, courtesy light with views over the park and valley beyond.

**Frosted Double Glazed Entrance Door**

Leading into

**Entrance Hall**

With central heating radiator, cupboard housing Worcester combination boiler, loft access.

**W.C.**

With low level W.C., pedestal wash hand basin, heated towel rail, frosted double glazed window, extractor fan, shaver light.

**Lounge**

15'9 x 12'4

With vaulted ceiling, electric feature fire with marble hearth and backing, decorative timber surround, television point, two double glazed windows to the side elevation, patio doors to the front elevation leading to decked entertaining area, two wall light points. Opening into

**Agents Notes**

We have been advised by the current owner that the lodge has 28 years remaining on the lease. The site fees payable to Thornley Leisure are £4180 per annum which are currently paid across 10 month installments.

The current vendors would be willing to leave all the furniture inside the lodge at an extra cost.

**Services**

Mains electricity, water and LPG gas central heating are connected at the property. None of these services have been tested by Halls.

**Viewing**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@hallsgb.com

**Directions**

Postcode for the property is SY21 9DL

What3Words Reference is ///witty.decoded.print

**Money Laundering**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

**Websites**

Please note all of our properties can be viewed on the following websites:  
www.hallsgb.com  
www.rightmove.co.uk  
www.onthemarket.com