

FOR SALE

Fern 10, Valley View Holiday Park Pentrebeirdd, Guilsfield, Welshpool, Powys,  
SY21 9DL

Halls<sup>1845</sup>



**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.

Halls<sup>1845</sup>

01938 555552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)



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- **Viewing Highly Recommended**
- **Stunning Six BERTH Caravan**
- **Gas Central Heating**
- **Open Plan Living Area**
- **16 Years Lease**
- **Lovely Park and Countryside Views**

#### **Frosted Double Glazed Entrance Door**

Leading to

#### **Open Plan Living Area**

19'6 x 11'8

#### **Kitchen/Dining Area**

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, gas hob and oven, extractor canopy, integrated fridge/freezer, cupboard housing gas boiler, integrated microwave, double glazed window to either side, radiator, dining table and four chairs.

#### **Lounge Area**

With electric feature fire with decorative surround, television and display cabinet, L shaped sofa, double glazed window to either elevation, double glazed picture windows to the front with views across the park and along the valley.

#### **Master Bedroom**

9'8 max measurement x 8'5  
Built in wardrobe, bedside tables, storage cupboard, dressing table, double bed, radiator, double glazed window to the side elevation.

#### **W.C.**

Pedestal wash hand basin, low level W.C., double glazed window to the side elevation, display shelving, radiator.

#### **Bedroom Two**

8'6 x 5'9  
Built in wardrobe, twin beds, display shelving, double glazed window to the side elevation, radiator.

#### **Shower Room**

With walk in double shower, pedestal wash hand basin, low level W.C., heated towel rail, frosted double glazed window to the side elevation, mirrored vanity unit, display shelving and extractor fan.

#### **Externally**

The caravan has blocked paved parking area with steps leading up to composite decking and making an ideal entertaining space, storage unit.

#### **Agents Notes**

We have been advised that the property has 16 years remaining on its lease. The site fees payable per annum are £3580. This caravan is strictly holiday use only for 10 months of the year.

#### **Services**

Mains electricity, water and 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](mailto:welshpool@hallsgb.com)

#### **Directions**

Postcode for the property is SY21 9DL

What3Words Reference is ///wittydecoded.print

#### **Anti Money Laundering Checks**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### **Websites**

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)



1 Reception  
Room/s



2 Bedroom/s



2 Bath/Shower  
Room/s