



12 Parc y Wern, Beaumaris, LL58 8NY

£135,000

A well presented and maintained two bedroom holiday chalet enjoys views over the site to the countryside and a nicely landscaped private garden area to the side with timber shed and greenhouse. The accommodation briefly comprises:

Spacious L shaped lounge diner with patio doors to the balustrade veranda with timber decking, kitchen with fitted appliances, bathroom/shower room/WC, 2 double bedrooms, main bedroom with double doors opening to the side garden and office room.

Llangoed is a semi rural village that is approximately two miles from the historic town of Beaumaris which has excellent amenities and a range of small interesting shops, restaurants and hotels. Within the village is a local shop and a local bus service. Parc Y Wern is an extremely well run site of holiday park homes, the planning for the site allows usage for 11 months of the year and no holiday letting allowed.

Entrance

Flagged steps lead up to the main entrance with uPVC double glazed door to the kitchen.

Kitchen 12'8" x 8'0" (3.87 x 2.46)



The kitchen incorporates a good range of base, drawer and wall units in a cream finish and work surfaces over with tiled splash backs. Stainless steel sink unit with mixer tap, gas 'Servis' hob with extractor hood over. Built-in electric 'Servis' oven, integrated tumble dryer and fridge freezer. Side aspect PVC double glazed window and exit door. Timber paneled ceiling with six inset downlights and mains heat sensor. Laminated wood floor covering. Door to:

L Shaped Lounge/Dining Room



Lounge Area 15'4" x 11'0" (4.68 x 3.36)



A spacious lounge with large opening to the dining area and uPVC double glazed patio doors opening to a covered front veranda with balustrade and timber decking overlooking the park. Wall mounted Smeg electric fire, radiator and timber paneled ceiling with fan/light and 3 inset downlights to ceiling. uPVC double glazed window to the side elevation.

Dining Area 8'5" x 8'1" (2.59 x 2.48)



Feature uPVC double glazed corner window, radiator and timber paneled ceiling with ceiling light and four inset spotlights.

Inner Hallway

Mains smoke alarm, ceiling light and built in cloaks cupboard. Wall mounted 'Vaillant Eco Tec Pro' lpg central heating boiler.

Bedroom 1 19'5" x 8'5" (5.92 x 2.59)



Spacious main bedroom with uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio doors to the side garden area. Timber paneled ceiling with fan/light fitment and ceiling light point. Radiator.

Bedroom 2 9'8" x 7'8" (2.95 x 2.35)



uPVC double glazed window to the side elevation. Ceiling light, access hatch to roof space and radiator.

Office/Study 7'8" x 5'1" (2.34 x 1.55)



uPVC double glazed window to the side elevation. Radiator and four inset downlights to ceiling.

Bathroom/Shower Room/WC 8'8" x 8'3" (2.66 x 2.52)



A spacious room with corner shower cubicle, vanity wash hand basin, button flush WC and free standing oval bath. Tiled flooring and walls. Extractor, chrome towel radiator, uPVC double glazed frosted window and five inset lights to ceiling.

Outside



With parking area to side and landscaped low maintenance garden with timber shed and greenhouse. Raised covered decked area to the front providing a pleasant area to sit and relax.

Services

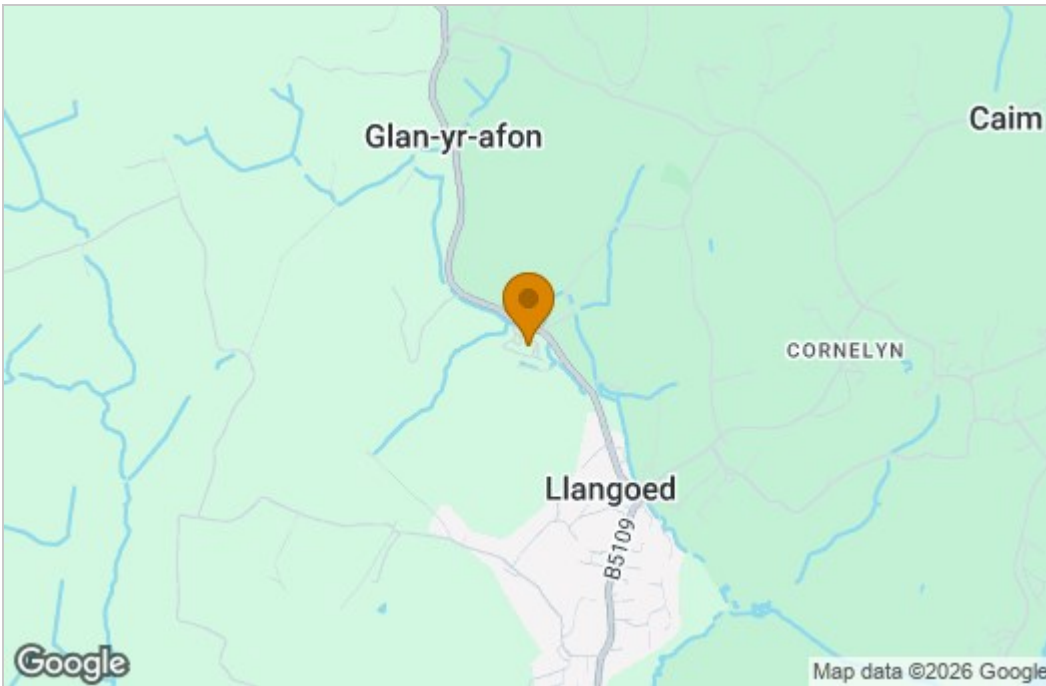
Mains water (metered), bulk propane gas tank (metered & shared), electricity & drainage. LPG gas central heating system.

Agents Note

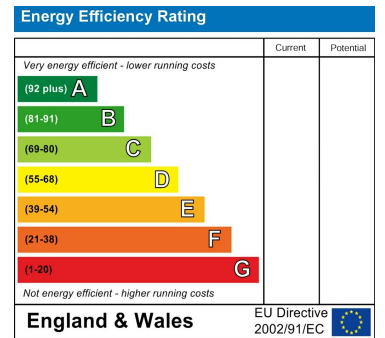
This chalet is located on a small holiday park, and is held on licence to perpetuity. No occupation in the month of February. Occupation is for holiday use only. No sub letting and no holiday letting is permitted, although family and friends are allowed. Annual fees payable; Ground rent £3,244.77 (2026). No Council Tax payable

Floor Plan

Area Map



Energy Efficiency Graph



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.