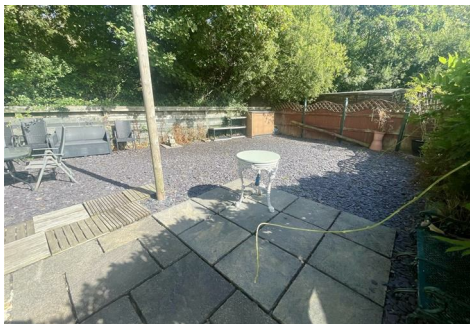




Parc y Wern , Beaumaris, LL58 8NY

£125,000

A spacious detached 2 bedroom, 2 bathroom holiday Lodge situated on a this small and quiet holiday park in a rural location on the edge of the village of Llangoed and just over 2 miles to the historic seaside town of Beaumaris. Having spacious low maintenance gardens and backing onto woodland this Lodge is considered perfect for buyers looking for a quieter location yet convenient for the many tourist attractions on Anglesey. The Lodge has gas central heating, double glazing and parking.

Entrance Hall

With a double glazed entrance door, cloak cupboard and separate airing cupboard with radiator.. Hatch to the roof void.

Cloak Room



Having a WC, wash basin and radiator.

Living/Dining Room



Being L shaped and open plan

Living Area 19'7" x 10'7" (5.98 x 3.24)



Having dual aspect windows together with double opening doors onto the front Veranda which overlooks the Park. False surround fireplace with inset electric fire, ceiling down lights and wall lights, 2 radiators, fibre internet connection tv connection.

Dining Room 9'10" x 7'10" (3.02 x 2.39)



With side aspect window with radiator under, wall lights.

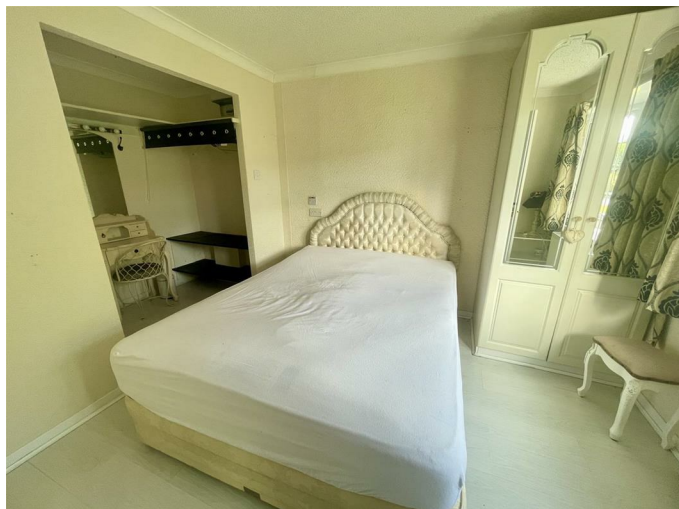
Kitchen 15'0" x 7'8" (4.58 x 2.36)



Having a good range of base and wall units in a medium oak style finish with contrasting worktop surfaces and upstands. Recess for a gas cooker with splashback and extractor over and also space for a washing machine, dishwasher and dryer and ample room for a fridge/freezer. 1.5 bowl stainless

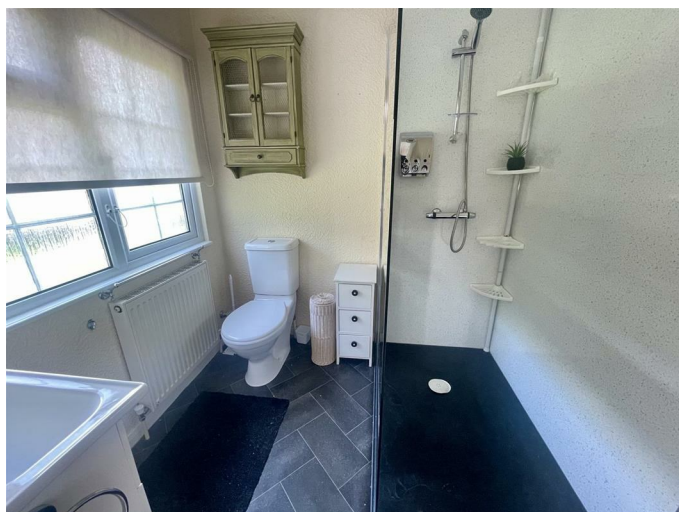
steel sink unit under a side aspect window. Cupboard with newly installed (2026) Worcester propane gas central heating boiler, tiled floor. White goods available if required.

Bedroom 1 9'10" x 9'5" (3.00 x 2.89)



With a side aspect window with radiator under, opening to a Dressing Area 1.86m x 1.28m with clothes hanging space, shelves and radiator. Laminate flooring.

En-Suite 6'6" x 5'10" (2.00 x 1.80)



With a modern replacement suite comprising of a wide walk in shower enclosure with thermostatic shower control and glazed shower screen. Wash basin in a vanity cupboard with mirror over and adjacent shaver point. WC radiator.

Bedroom 2 9'5" x 9'0" (2.89 x 2.76)



With fitted wardrobe to one wall with central bed recess and storage cupboards over. Side aspect window with radiator under, light laminate flooring.

En Suite 6'2" x 5'0" (1.88 x 1.54)



With a wide shower enclosure with thermostatic shower control. Wash basin in a vanity cupboard with large mirror/light over and adjacent shaver point. WC radiator.

Outside



Access off the Park road to a spacious grassed area which gives parking for 1-2 cars, and with additional communal parking available nearby.

To the rear is a secure and very spacious garden area being mostly slate gravelled and paved for ease of maintenance, and enjoying a good amount of privacy as it backs onto a small area of woodland. Modern Garden Shed 2.3m x 1.6m with light and power and outside water tap.

A main feature of the Lodge is the full width timber decked patio to the front which enjoys a sunny westerly outlook overlooking a large grassed area forming part of the Park.

Services

Mains water, drainage and electricity.

Propane gas central heating and pvc double glazing.

Agents Notes

The Chalet is held on a licence to perpetuity.

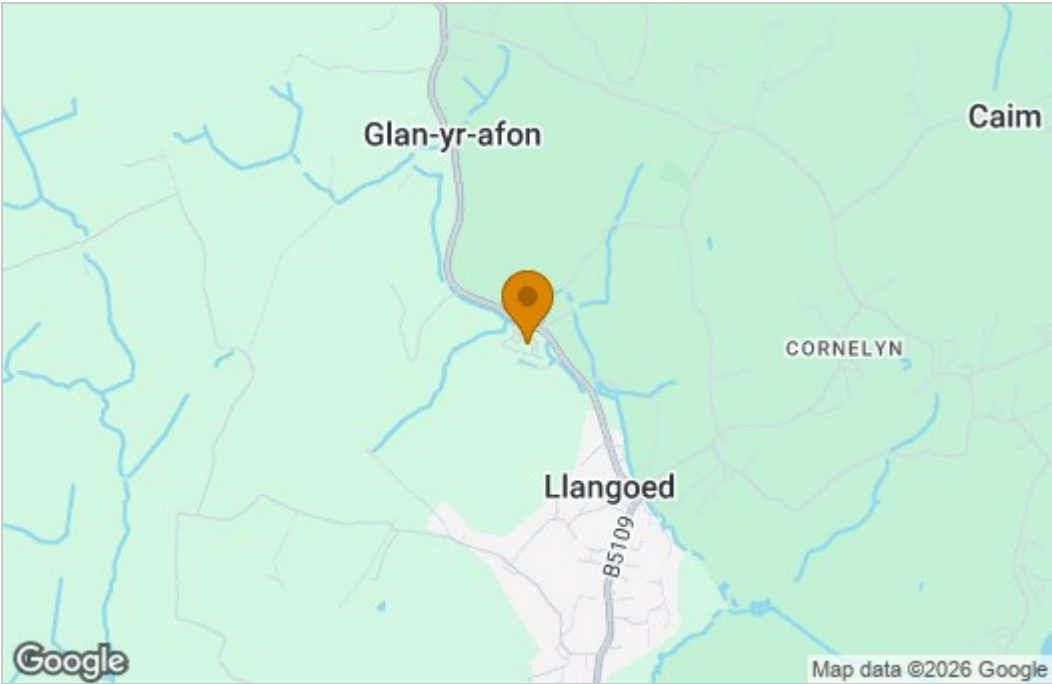
No occupation in the month of February is permitted and the Chalet is for Holiday use only. No sub-letting of any form is allowed although use by family and friends is permitted.

Annual fees of £3244.77 (2026)

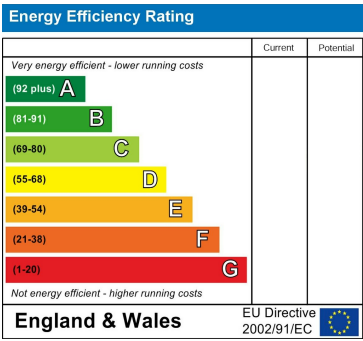
No Council Tax payable.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.