



## Cabin 114 Trawsfynydd Holiday Village

Trawsfynydd, Blaenau Ffestiniog, LL41 4YB

Asking Price £46,000



A detached two bedroom Leasehold Log Cabin situated in the well sought after holiday village near Trawsfynydd. This lodge has brilliant views of the surrounding countryside and distant mountains. Off road parking, UPVC double glazing throughout, electric heaters and outside decking area. Viewing is highly recommended.. FEES PAID TO OCTOBER 2024



## Description

A detached two bedroom Leasehold Log Cabin situated in the well sought after holiday village near Trawsfynydd. This lodge has brilliant views of the surrounding countryside and distant mountains. Off road parking, UPVC double glazing throughout, electric heaters and outside decking area. Furniture and white goods included. Viewing is highly recommended.

## Entrance Porch

Long cupboard.

## Lounge

Small lounge area. Electric fire. Television point. Sofa bed, TV, and Freesat included. Wifi hub and phone line. Carpeted floor.

## Kitchen/Diner

Open plan kitchen with range of wall and base units with matching worksurfaces. Cooker. Fridge, washing machine included Circular stainless steel sink with mixer tap. Laminate flooring. Dining area.

## Shower Room and WC

Low level WC, wash hand basin set in a vanity unit. Large walk in shower. Towel Rail. Vinyl flooring.

## Bedroom One

Double bedroom. 2 electric heaters storage cupboards. Freesat installed. Carpeted flooring.

## Bedroom Two

Twin room. Laminate flooring. Top bunk bed with side single bed

## Outside

South facing decking with small garden. Garden bunker with tools.

## Agents Notes

We are informed that the current lease annual costs are around £2200 plus vat per annum with 41 years remaining on a 50 year lease. Water from the communal borehole is charged separately by the holiday park. 11 Months occupancy only as the site closes during January. Council Tax Band: A.

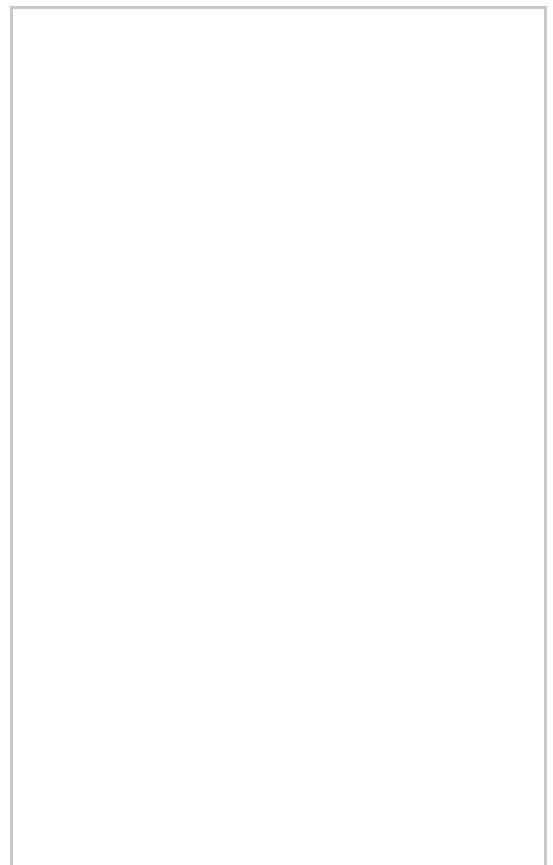
## Directions

Take the A470 South from Maentwrog towards Dolgellau. Go past the village of Trawsfynydd and continue for two miles to the hamlet of Bronaber and turn left signposted Trawsfynydd Holiday Village. Pass the reception and go straight ahead on the left hand bend. Turn into the large layby on the left and the cabin is the first on the left (See site plan at reception for more information).

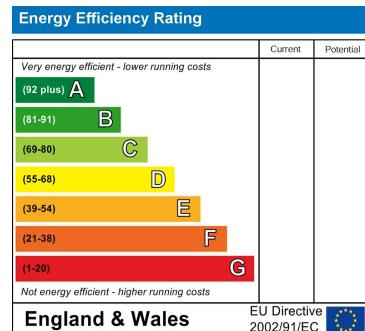
## Area Map



## Floor Plans



## 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.