



## Bwlch Farm Caravan Park, Bwlch Farm Road

Deganwy, LL31 9YS

£39,000



A 2021 Carnaby Ashdale, 30X12 Caravan situated on a peaceful, small family run site within easy access to Llandudno and Conwy. Within a five minute drive to the A55.



## Description

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## Lounge/Kitchen

Open plan kitchen leading into lounge area. The kitchen has a gas cooker, stainless steel matching floor and wall units, built in fridge and fridge freezer and the flooring is laminate. The lounge has a gas fire, radiator, television point and carpet, WIFI router. Plenty of storage.

## Shower Room

Power shower and shower cubicle. Low level W/C and wash hand basin. Gas central heating boiler. Towel rail

## Bedroom One

UPVC double glazing. Double bed. Electrical sockets. Radiator and plenty of storage.

## Bedroom Two

UPVC double glazing. 2 single beds. Electrical sockets, radiator and storage.

## Fees

The pitch fee for the period of 10.5 months is £3,770 + VAT. A licence agreement ends 2032.

## Directions

From the A55 heading West towards Holyhead from Chester come off at junction 19. At the roundabout take the 4th exit onto the A470. Follow the road going straight on at the first round about and left on the first exit at the second. Turn right at the next T-junction. Take the first left onto Bwlch farm road. Prior notice of arrival is needed so that an appointment to view the caravan is made.

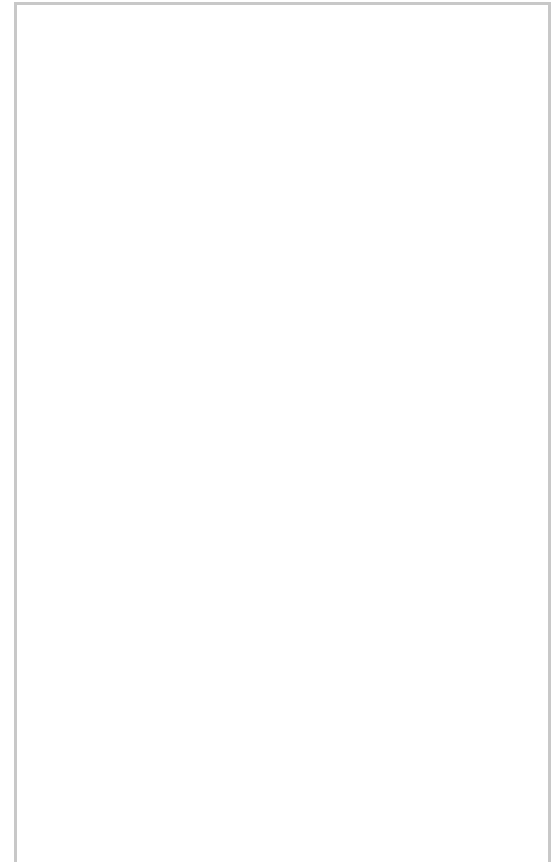
## Agent's Notes

There is a connection between Bob Parry and the owner of the caravan park.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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