



## Bwlch Farm Caravan Park

, Deganwy, LL31 9YS

£24,000



A 2008 35ft x 12ft Willerby Granada caravan situated on a small family run site between the towns of Conwy and Llandudno. Gas central heating and double glazing.



## DIRECTIONS

From the A55 heading West towards Holyhead from Chester come off at junction 19. At the roundabout take the fourth exit onto the A470. Follow the road going straight on at the first roundabout and left on the first exit at the second. Turn right at the T-junction and follow the road up turning right again at the next T-junction. Take the third left onto Bwlch Farm Road and go to the end into the park.

## Open Plan Lounge & Kitchen

### Lounge Area 12'5" x 11'11" (3.8m x 3.65m)

Gas fire. Radiator. Display unit. Sky television point.

### Kitchen Area 10'5" x 8'6" (3.2m x 2.6m)

With wall and base units. Oven with grill and four ring gas hob. Vinyl floor covering. Fridge freezer. Door to outside.

### Inner Hall

Storage cupboard.

### Shower Room

Shower cubicle. Low level WC. Wash hand basin. Radiator. Extractor fan.

### Bedroom One 9'11" x 8'6" (3.03m x 2.6m)

Radiator. Storage. En-Suite WC with wash hand basin.

### Bedroom Two 6'4" x 5'9" (1.95m x 1.77m)

Radiator.

## Ground Rent

Ground rent £4,380.00 including VAT for the season until 14th January 2025.

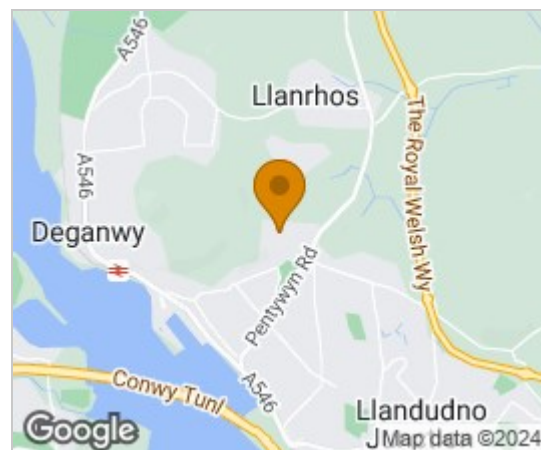
## Agents Notes

The owner of Bob Parry Estate Agents holds an interest in the sale of this caravan.

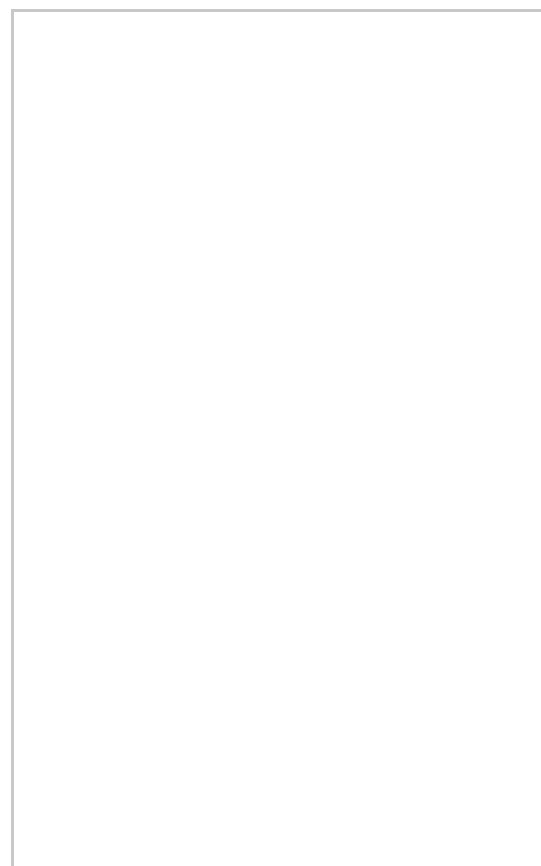
## Agreement

For sale on a ten year agreement expiring 14th January 2034.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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