



## Bwlch Farm Caravan Park

, Deganwy, LL31 9YS

£8,500



A 2014 Willerby Vacation caravan situated on this pleasant, small family run site which is located between the two holiday resorts of Conwy and Llandudno and with easy access of the A55 Holyhead to Chester road. The caravan has modern and clean interior and benefits double glazing and central heating.





Accommodation (approximate measurements)

Open Plan Lounge/Kitchen

Lounge Area 13'5" x 11'10" (4.11m x 3.62m)

Fitted seating. Gas fire. Television point. Two radiators. Inset spot lights.

Kitchen 12'1" x 6'10" (3.69m x 2.10m)

With a range of fitted wall and base units having complimentary work surfaces. Stainless steel sink unit with mixer tap. Gas cooker. Vinyl flooring. Radiator. Storage cupboard. Storage cupboard with combi boiler. Door to outside.

Shower Room

Shower cubicle with folding door and mains shower. Low level WC. Wash hand basin. Vinyl flooring. Radiator. Extractor fan. Shelving.

Bedroom One (En-Suite WC) 11'9" x 9'3" (3.60m x 2.84m)

With fitted wardrobes and drawers. Radiator.

En-Suite

Low level WC. Pedestal wash hand basin. Radiator.

Bedroom Two 6'3" x 5'10" (1.91m x 1.79m)

Radiator and storage.

Tenure

The caravan is located on a pitch with a 10 year licence agreement.

Pitch Fees

The pitch fee for 2025-2026 is £4512 including VAT and is not included, 10 years licence agreement. this is can't be used to live in. (Holiday use only).

Agent's Notes

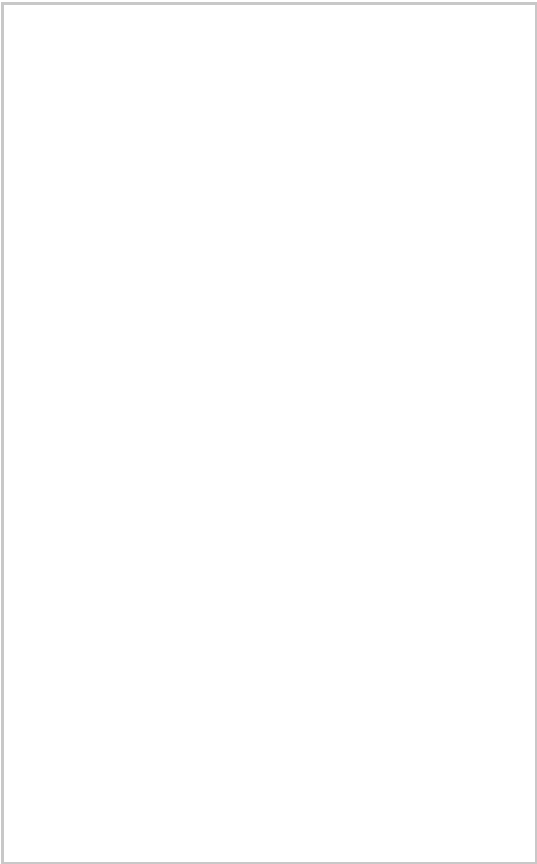
Section 21 - please note the client is a director of this estate agents. Please ask for further details.

The caravan can NOT be used as a permanent residence and can NOT be sub-let.

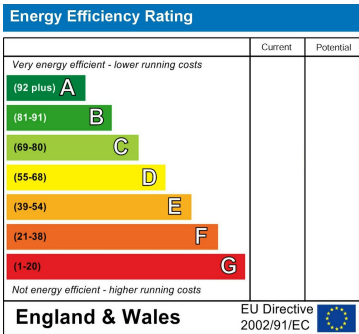
Area Map



Floor Plans



Energy Efficiency Graph



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