



# Lodges & Caravans

FOR SALE



## D11 Garreg Wen Private Holiday Park, Garreg Wen, Morfa Bychan, LL49

**Price £150,000**

- Open-plan living area
- Central island breakfast bar
- Dual aspect windows
- Ensuite shower room
- Large stone patio
- Panoramic sea views
- French doors to patio
- King size beds
- Jack and Jill bathroom
- Parking for 3 cars

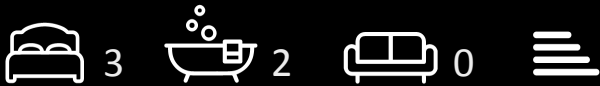
# D11 Garreg Wen Private Holiday Park, Garreg Wen, Morfa Bychan LL49 9LIG

Nestled within the serene Garreg Wen Private Holiday Park in Morfa Bychan, this delightful three-bedroom lodge offers a perfect blend of comfort and stunning natural beauty. Built in 2015, the property spans an impressive 880 square feet and features an open plan living, kitchen, and dining area that boasts panoramic views, creating a bright and inviting atmosphere. The central island with breakfast bar seating is ideal for casual dining, while the French doors lead seamlessly onto a spacious stone patio, perfect for alfresco entertaining.

The master bedroom is a true retreat, featuring dual aspect windows that frame breathtaking views, a king-size bed, and a dressing room equipped with ample wardrobes and shelving. The ensuite shower room, complete with a large shower cubicle, adds a touch of luxury. The second bedroom also offers splendid views and includes a king-size bed and fitted wardrobes, with convenient access to a 'Jack and Jill' style bathroom that features both a large shower and a panelled bath. The third bedroom is well-appointed with twin beds and a fitted wardrobe, making it ideal for family or guests.

Outside, the large stone patio is enclosed with toughened glass balustrading, providing a safe space to enjoy the far-reaching sea views towards Harlech, Criccieth, and beyond. The lodge is complemented by a generous garden area to the side, featuring timber decking that serves as a suntrap, perfect for outdoor activities, family gatherings, or simply soaking up the sunshine. Additionally, there is ample parking available for up to three vehicles.

With mains drainage, LPG gas, and mains electricity, this lodge is not only a beautiful holiday retreat but also a practical choice for modern living. Whether you seek a peaceful getaway or a family home, this property is a must-see.



Council Tax Band: Exempt







### Directions

### Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	