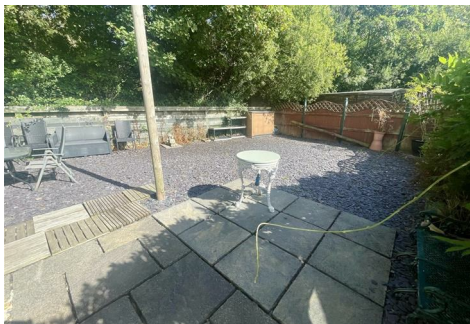




Parc y Wern , Beaumaris, LL58 8NY

£95,000

A spacious detached 2 bedroom, 2 bathroom holiday Lodge situated on a this small and quiet holiday park in a rural location on the edge of the village of Llangoed and just over 2 miles to the historic seaside town of Beaumaris. Having spacious low maintenance gardens and backing onto woodland this Lodge is considered perfect for buyers looking for a quieter location yet convenient for the many tourist attractions on Anglesey. The Lodge has gas central heating, double glazing and parking.

Entrance Hall

With a double glazed entrance door, cloak cupboard and separate airing cupboard with radiator.. Hatch to the roof void.

Cloak Room



Having a WC, wash basin and radiator.

Living/Dining Room



Being L shaped and open plan

Living Area 19'7" x 10'7" (5.98 x 3.24)



Having dual aspect windows together with double opening doors onto the front Veranda which overlooks the Park. False surround fireplace with inset electric fire, ceiling down lights and wall lights, 2 radiators, fibre internet connection tv connection.

Dining Room 9'10" x 7'10" (3.02 x 2.39)



With side aspect window with radiator under, wall lights.

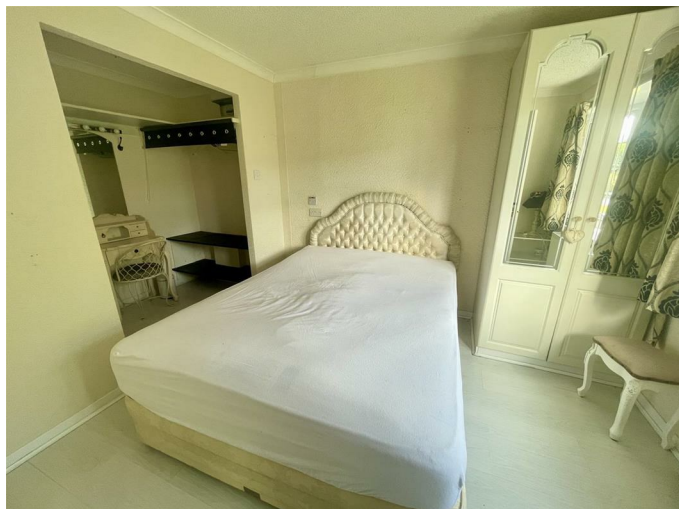
Kitchen 15'0" x 7'8" (4.58 x 2.36)



Having a good range of base and wall units in a medium oak style finish with contrasting worktop surfaces and upstands. Recess for a gas cooker with splashback and extractor over and also space for a washing machine, dishwasher and dryer and ample room for a fridge/freezer. 1.5 bowl stainless

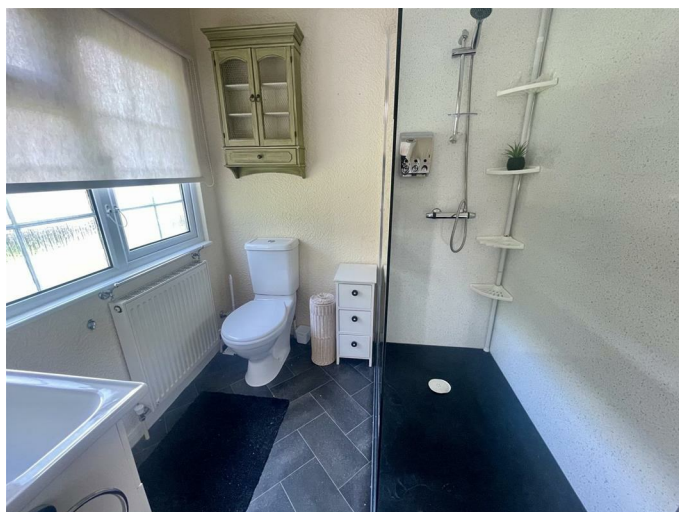
steel sink unit under a side aspect window. Cupboard with newly installed (2026) Worcester propane gas central heating boiler, tiled floor. White goods available if required.

Bedroom 1 9'10" x 9'5" (3.00 x 2.89)



With a side aspect window with radiator under, opening to a Dressing Area 1.86m x 1.28m with clothes hanging space, shelves and radiator. Laminate flooring.

En-Suite 6'6" x 5'10" (2.00 x 1.80)



With a modern replacement suite comprising of a wide walk in shower enclosure with thermostatic shower control and glazed shower screen. Wash basin in a vanity cupboard with mirror over and adjacent shaver point. WC radiator.

Bedroom 2 9'5" x 9'0" (2.89 x 2.76)



With fitted wardrobe to one wall with central bed recess and storage cupboards over. Side aspect window with radiator under, light laminate flooring.

En Suite 6'2" x 5'0" (1.88 x 1.54)



With a wide shower enclosure with thermostatic shower control. Wash basin in a vanity cupboard with large mirror/light over and adjacent shaver point. WC radiator.

Outside



Access off the Park road to a spacious grassed area which gives parking for 1-2 cars, and with additional communal parking available nearby.

To the rear is a secure and very spacious garden area being mostly slate gravelled and paved for ease of maintenance, and enjoying a good amount of privacy as it backs onto a small area of woodland. Modern Garden Shed 2.3m x 1.6m with light and power and outside water tap.

A main feature of the Lodge is the full width timber decked patio to the front which enjoys a sunny westerly outlook overlooking a large grassed area forming part of the Park.

Services

Mains water, drainage and electricity.

Propane gas central heating and pvc double glazing.

Agents Notes

The Chalet is held on a licence to perpetuity.

No occupation in the month of February is permitted and the Chalet is for Holiday use only. No sub-letting of any form is allowed although use by family and friends is permitted.

Annual fees of £3244.77 (2026)

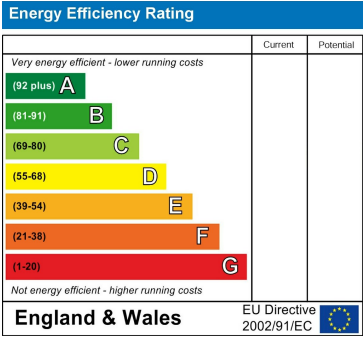
No Council Tax payable.

Floor Plan

Area Map



Energy Efficiency Graph



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