

Town & Country

Estate & Letting Agents



Tulip Lodge Penrhos Park Lodges, Meifod, SY22 6JH

Offers In The Region Of £44,950

Town and Country Oswestry are pleased to offer to the market this WELL MAINTAINED DETACHED TWO BEDROOM DETACHED LODGE situated in a peaceful and tranquil location for families to come and enjoy within the stunning heart of Mid Wales, surrounded within the beautiful scenery of the rolling hills and tranquil nature of the park. HOLIDAY USE ONLY - purchaser must have full-time residential address.

Directions



Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the exit signposted for Welshpool and continue along this road to Welshpool. Head out of Welshpool on the A458 towards Dolgellau past the Welshpool - Llanfair Caereinion Steam Railway. After 6 miles, turn right onto the B4385. After 2 miles, turn left onto the A495. In 150 yards, turn right. In 1.8 miles turn right where you will then pass The Royal Oak pub. In 1.3 miles, turn left at the crossroads signposted Llanfihangel. Then in 0.5 miles turn left and you will have reached Penrhos Park Lodges.

Site Information

The site is open all year round but a permanent residential address is needed. The site fees are £2280 inc VAT which are paid at the beginning of each year. These fees include water and sewerage. The electricity is metered and there is gas at the property.

Tulip Lodge 65'7"ft x 108'3"ft (20ft x 33ft)

Tulip Lodge is fully furnished with gas heating and double glazing.

Lounge 13'8" x 10'10" (4.17 x 3.30)



With dual aspect windows, feature fireplace and carpet flooring. Doors opening onto the balcony.

Dining Area



Kitchen 15'9" x 8'4" (4.80 x 2.55)



Fitted with a range of wall and base units, 1 1/2 stainless steel sink and drainer unit, cooker with a 4 ring hob and extractor fan over.

Bathroom



Fitted with a WC, pedestal wash hand basin, panel bath with mixer tap and shower head attached and shower curtain.

Bedroom One 8'1" x 9'4" (2.47 x 2.85)



Bedroom Two 9'0" x 9'6" (2.75 x 2.90)



Outside



What3Words



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional

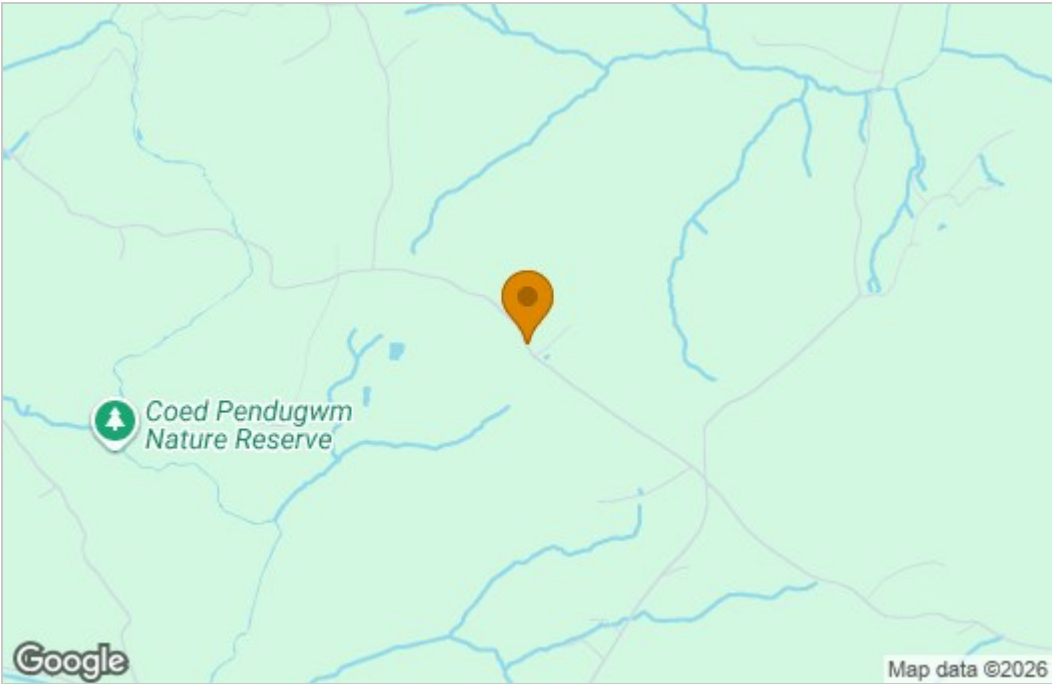
aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulations

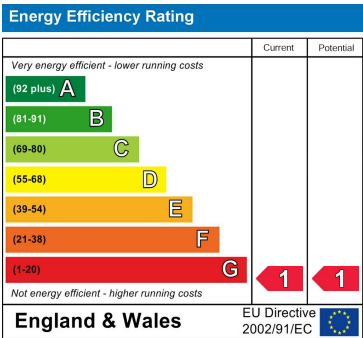
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.