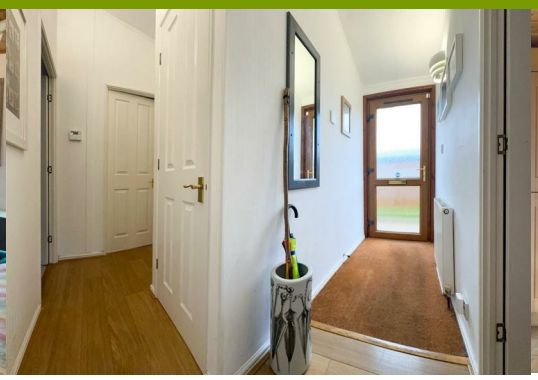
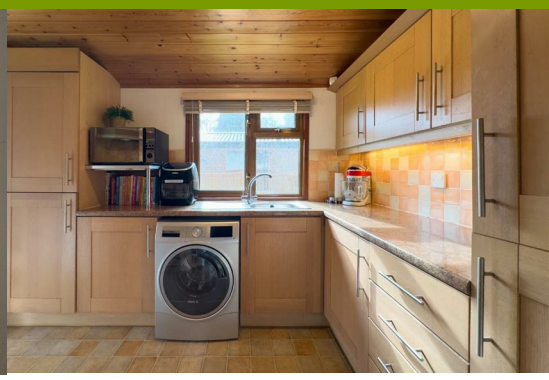


LODGE 15 HENLLAN CARAVAN PARK

LLANGYNIEW | WELSHPOOL | POWYS | SY21 9EJ







Nestled in a stunning location with fantastic views of the Welsh countryside, this two bedroom lodge comprises of an entrance hall, open plan lounge/diner with French doors leading out onto a decked entertaining area, fully fitted kitchen, principal bedroom with fitted furniture and ensuite, second bedroom with built in wardrobe and a bathroom. The property has ample parking, double glazing and gas fired heating. Situated close to Welshpool for day to day shopping, Snowdonia and the coast are within an hours drive a great retirement property with little maintenance. The lodge has an 11 month occupancy license.

Offers in the region of £100,000





1 2 2

- **Two-bedroom lodge**
- **Located in a scenic spot**
- **Stunning views of the Welsh countryside**
- **Ample communal parking**
- **Ideal low-maintenance retirement property**
- **11-month occupancy license**

Frosted double glazed entrance door leading into

Entrance Hall
Wood laminate floor covering, wall light, cloaks cupboard, storage cupboard, door to Lounge area and Bedrooms

Lounge Area
16'3x11 (4.95mx3.35m)
Electric feature fire with marble hearth and decorative timber surround, wood laminate floor covering, radiator, two double glazed windows to side elevation, double glazed French doors lead out to the decked entertaining area with far reaching views across the surrounding countryside, two wall light points, opening into

Dining Area
9'4x6'9 (2.84mx2.06m)
Double glazed bay window to front elevation, wood laminate floor covering, radiator, double glazed window to side.

Kitchen
10'3x1 (3.12mx0.30m)
Modern range of oak fronted shaker style wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, integrated fridge freezer, under unit lighting, double glazed window to side elevation, tiled splashbacks, gas hob, electric oven, extractor canopy, cupboard housing Aristan gas fired combination boiler.

Bedroom One
11'8x8'2 (3.56mx2.49m)
Double glazed window to side elevation, radiator, built in wardrobes and drawer unit.

Ensuite
Walk in shower, low level W.C., wash hand basin set on vanity unit with drawers under, wood laminate floor covering, frosted double glazed window to side elevation, radiator.

Bedroom Two
10'1x8'4 (3.07mx2.54m)
Double glazed window to side elevation, built in wardrobe and storage lockers, radiator.

Bathroom
Fitted with a white suite comprising bath with shower over and screen, low level W.C., pedestal wash hand basin, wood laminate floor covering, frosted double glazed window to side elevation, tiled splashbacks, shaver point, radiator.

Externally
There is ample communal parking, steps up to a wraparound decked entertaining area with courtesy light.





Agents Notes
There is a payment of £3360.00 paid per annum for site fees, gas is charged at 0.75p per litre, electric is charged at 36.6p plus VAT per kilowatt/hour and the property has a licence for 11 months occupancy.

Service
Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'A'

Directions
Postcode for the property is SY21 9EJ

What3Words Reference is interacts.cases.suspend

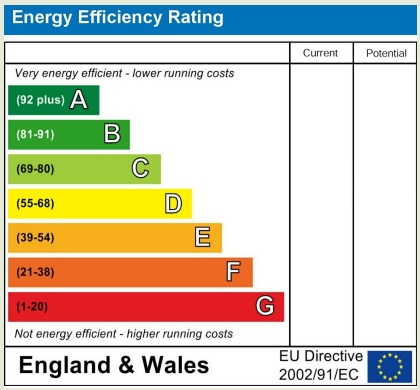
Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com





Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.