



Torwood 11, Penlan Holiday Village, CENARTH SA38 9JN

Offers in the region of £40,000

**3 Bed Detached Holiday Lodge
Beautifully Presented
Outside Decked Seating
Lovely Wooded Site
Excellent Facilities
Close To Cenarth Falls**

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DD/WJ/4718/081110

DESCRIPTION

A furnished light and spacious detached swiss style holiday lodge with exceptionally well presented 3 bedroom modern accommodation. The lodge is situated on a popular wooded site with excellent facilities on the edge of the picturesque village of Cenarth, known in particular for its stunning river falls and is well placed for exploring the rest of West Wales and renowned coastline. Further details and images about the lodge can be viewed on line at www.welshlodge.co.uk

ACCOMMODATION

Of approximate dimensions

LIVING AREA

21'7 x 16'6 max (6.58m x 5.03m max)

Entered via double glazed front door, 2 windows to side with Roman blinds, tongue and groove panelled walls, Birch hardwood flooring, electric fire, TV point, open plan to;

KITCHEN / DINER

Window overlooking opposite side, pleasant range of wall and base units with integrated gas hob, electric oven with extractor hood over, fridge, 1½ bowl sink, tiled splashback, wall mounted room heater, gas fired boiler providing domestic hot water, doors to;

BEDROOM 1

10'3 x 8'1 (3.12m x 2.46m)

Window to rear, continuation of Birch hardwood flooring, wall mounted room heater, bedroom furniture.

BEDROOM 2

9'9 x 6'2 (2.97m x 1.88m)

Window to rear, Birch hardwood flooring, wall mounted room heater, bedroom furniture.

BEDROOM 3

9'9 x 6'7 (2.97m x 2.01m)

Window to rear, bedroom furniture, wall mounted heater, Birch wood flooring.

BATHROOM

6'5 x 6'1 (1.96m x 1.85m)

Window to side, 3 piece suite comprising bath with shower over, WC, vanity unit, stone tiled floor, partly tiled walls, shaver point, heated towel rail.

EXTERNALLY

Hardstanding parking area with pathway leading to the front with decked outside seating area.

NOTE

The property is being sold fully supplied with furniture, crockery, bedding, pans etc

LEASE INFORMATION

99 Year Lease from 29/06/2001

Service Charge 2019 £1,750

Council Tax Band - A

OCCUPANCY RESTRICTION

10 months

1st January to 28th

February vacant.

Please this can not be used as a permanent dwelling. (Holidays and Holidays lets only)

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Cardigan proceed on the road to Newcastle Emlyn until reaching the village of Cenarth. Proceed over the old stone bridge and turn right immediately after. Continue on this road for approximately 1.5 miles until reaching the entrance to Penlan Holdiay Village can be seen on the right hand side. On entering the village, bear right whereby the property will be located on the left hand side at the bottom of the cul-de-sac.