



Beaumont Lodge, Rosebush Holiday Park, Rosebush, Clynderwen

Asking price £79,950

New 2 Bed Holiday Lodge
Gas Fired Central Heating
Double Glazing
Sun Deck Overlooking The Lake With
Fishing Rights
Beautiful Location
Arriving Late 2017

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WK/BT/60502/241017

DESCRIPTION

On its way! A new detached holiday lodge set in a stunning position in the pretty rural village of Rosebush. The lodge has central heating and double-glazing and consists of a fitted kitchen, living/dining room, bathroom and two bedrooms, one with an en suite shower room and will be completely furnished. There will be a decked balcony looking over the lake which has fishing rights for the owners. Rosebush lies at the foot of the Preseli Hills enjoying the stunning scenery of the Pembrokeshire Coast National Park and which offers beautiful sandy beaches, wildlife watching, water sports and walking. Combined with the fishing available just a few steps from your luxury lodge, Rosebush Holiday Park offers an unrivalled location in one of the most beautiful areas of Wales. Please note that the main photo is of the site before Beaumont Lodge has been installed. Other pictures

KITCHEN AREA

Fitted kitchen with 5 burner gas hob and wok burner, cooker hood, integral fridge freezer, microwave and dishwasher.

LIVING/DINING AREA

Table and chairs in the dining area, sofas with scatter cushions in the lounge, footstool, TV points and USB sockets.

BEDROOM 1

Kingsize bed with bed linen, fitted units, dressing area, TV point, en suite bathroom.

BEDROOM 2

2 x Beds with bed linen, fitted units, TV point.

BATHROOM

Bathroom suite, extractor, shaver socket.

EXTERNALLY

The property has a balcony overlooking the lake which has fishing rights. There is a gravelled parking area and gravelled path around the property.

SERVICES

We have been advised that metered electricity and drainage are connected to the property. Gas connected. Ground rent is £3,130 per annum. Bottled gas available to purchase on site. The property must be vacated from 10th January - 1st March.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

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 Fishguard, take the B4313 towards Maenclochog. On reaching the New Inn crossroads, go straight across and continue along. Take the turning to the left into Rosebush. Take the next turning left into the Holiday Park. You will find the lodge by the lake side.