



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE  
AR WERTH



141 Upper Snowdon Drive, Glan Gwna, Caethro, Gwynedd LL55 2SU •  
£39,950

*There really is no better place to be.*

- Modernised & Fully Furnished Holiday Chalet
- Well-Presented Interior
- 2 Bedrooms & Shower Room
- Lovely Fitted Kitchen
- uPVC Double Glazing Throughout
- NEW Timber Decked Patio Seating Area (2019)
- Good Range Of Onsite Amenities
- Close To Snowdonia, Coast & Caernarfon



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**Description:** Situated within the picturesque wooded Glan Gwna Holiday Park, this fully furnished 2 Bedroomed Holiday Chalet has been well-cared for and modernised making this an ideal holiday destination in a glorious corner of North Wales. The beautiful interior will be just what you need, the modern kitchen fitted with a built-in oven and hob whilst the shower room offers a very modern 2 piece suite with power shower cubicle. The site offers a host of amenities ideally suited for weekend getaways whilst being located close to historic Caernarfon town, the coastline and Snowdonia. The accommodation is fully uPVC double glazed and briefly comprises: Lounge/Diner, Kitchen, 2 Bedrooms and Shower Room. A holiday home worthy of internal inspection.

**Location:** Lying close to the Snowdonia National Park, the scenic village of Caeathro is also opportunely placed via the excellent local road network for the many coastal and rural attractions to found along the striking Llyn Peninsula. The historic town of Caernarfon, which is approximately 2 miles from the park, offers a wide range of shops, essential services and recreational facilities, ensuring your needs are well catered. A little further afield, you will find the A55 Expressway that westbound will propel you to the beautiful island of Anglesey and eastbound through the university city of Bangor and along the North Wales Coast to Chester and onwards towards Liverpool and Manchester, eventually linking up with the National Motorway system.

**Lounge/Diner:** 12' 3" x 15' 1" (3.74m x 4.61m)

**Kitchen:** 8' 2" x 8' 8" (2.50m x 2.66m)

**Bedroom 1:** 7' 11" x 7' 8" (2.42m x 2.35m)

**Bedroom 2:** 7' 10" x 8' 9" (2.41m x 2.68m)

**Shower Room:** 6' 2" x 5' 4" (1.90m x 1.65m)

**Outside:** A brand new timber decked patio (2019) is situated to the front with communal lawned gardens and residents parking located throughout the park. Visitors to the Holiday Park are able to enjoy the additional facilities of the onsite amenities including outdoor heated swimming pool with poolside bar, a spa and beauty salon, gymnasium, convenience store and much more besides.

**Heating:** Electric Heating. The agent has tested no services, appliances or central heating system (if any).

**Agents Note:** Any proposed buyer should make their own enquiries about the proposed Bontnewydd By-pass.

**Current Ground Rent -** £3,615.86 (JAN - DEC) invoice every March with payment due July.

**Tenure:** We have been informed that the tenure is Leasehold with 17 years remaining from 2018. (TBC)

**Park Charges:** Any proposed buyer should make their own enquiries with the park with regards to any costs, any additional costs or legal costs.

**Services:** We are informed by the seller that this property benefits from Mains Water, Electricity & Drainage.



TOTAL APPROX. FLOOR AREA 385 SQ.FT. (35.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Directions:** From Caernarfon, follow the A4085 in the direction of Beddgelert. Just before reaching Caeathro, turn left after the 30 mph signs into the Glan Gwna Country Holiday Park. Just as you come down the first hill, take the first right before reception and then take the first right again where you will find the chalet on your right hand side.

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwyngedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gcontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.