

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

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98 THE DELL, CAERWNON PARK, BUILTH WELLS, POWYS, WALES, LD2 3SP

- 2 BEDROOM PARK HOME
- BUILT BY STATELY ALBION IN 1997
- 40 X 20 GOODWOOD MODEL
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- CONSERVATORY
- EXTERNALLY RECLAD & INSULATED
- 2 BATHROOMS; 1 EN-SUITE

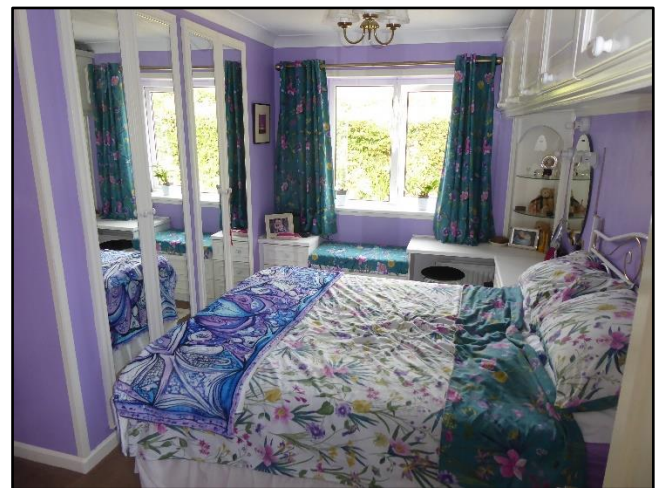
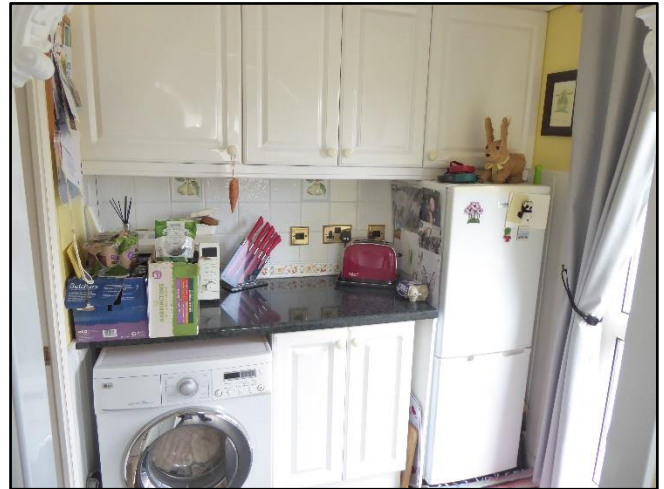
- OWN GARAGE AND DRIVE
- OWN GARDEN PLOT
- SEMI RETIREMENT PARK 50 YEARS +
- 1 CAT OR 1 DOG PERMITTED
- ATTRACTIVE COUNTRYSIDE LOCATION
WITH VIEWS OVER FIELDS TO REAR

£169,000

Reference No: 7463

This 2 bedroom park home comprises:

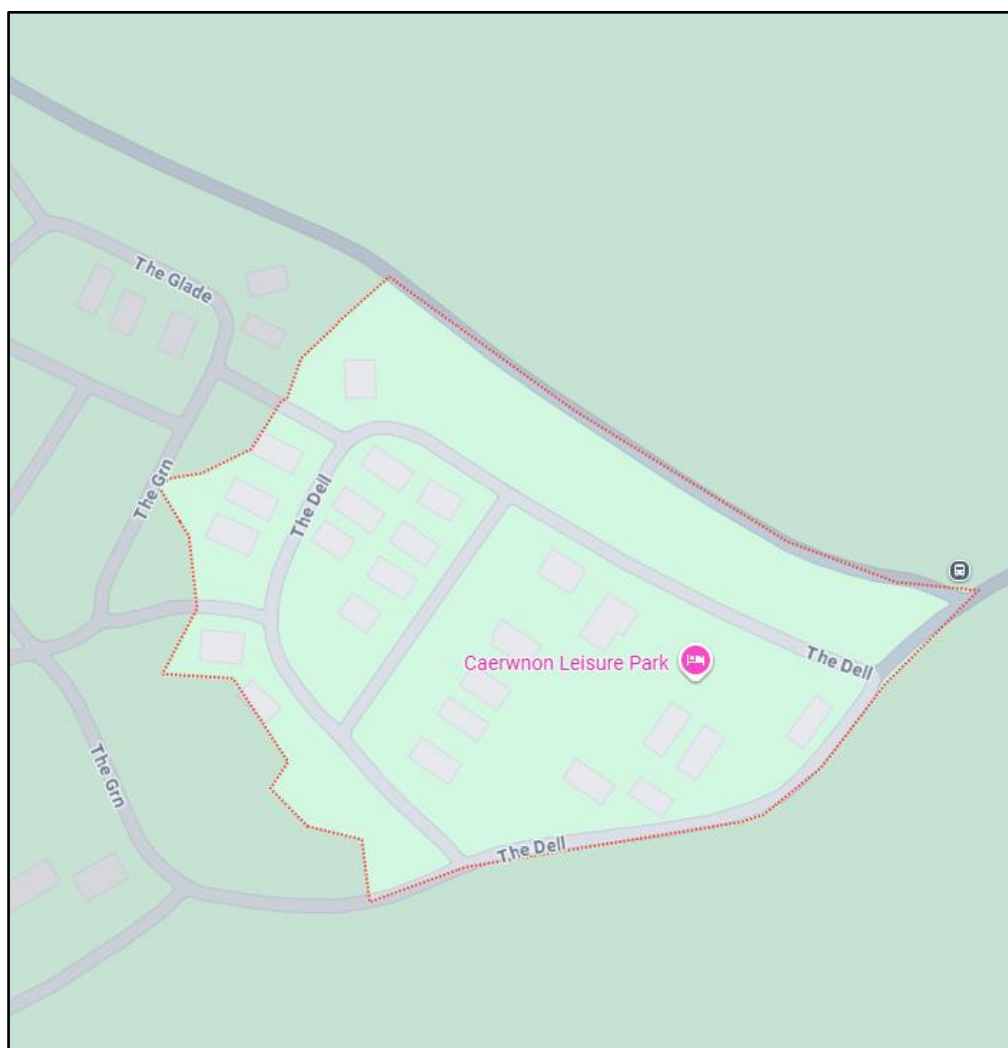
<u>ENTRANCE HALL</u>		Radiator, two cupboards (one housing floor mounted oil fired boiler), loft access
<u>LOUNGE</u>	21'4 X 10'9	Front aspect, radiator, double glazing, tv point, telephone point, electric flame effect fire with decorative surround
<u>DINING ROOM</u>	8'6 X 7'9	Front aspect, radiator, double glazing
<u>CONSERVATORY</u>	9'10 X 6'10	Rear aspect, double glazing, door to rear garden
<u>KITCHEN</u>	9'1 X 8'6	A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, composite sink, single electric oven with electric hob, cooker hood, double glazing, arch way to utility room
<u>UTILITY</u>	6'7 X 5'5	A range of eye and base level units, w/machine, part tiled walls, radiator, door to garden
<u>BEDROOM 1</u>	12'0 X 9'6	Rear aspect, radiator, double glazing, one single and two double fitted wardrobes, drawers, mirror, overhead cupboards, dressing table unit
<u>EN-SUITE SHOWER ROOM</u>		A white suite comprising shower cubicle with plumbed in shower, vanity basin with cupboard underneath, w/c, part tiled walls, radiator, frosted double glazed window
<u>BEDROOM 2</u>	9'6 X 8'9	Rear aspect, radiator, double glazing, one double fitted wardrobe, patio doors to conservatory
<u>SHOWER ROOM</u>		A white suite comprising shower cubicle with plumbed in shower, pedestal basin, w/c, part tiled walls, radiator, frosted double glazed window
<u>PARKING</u>		Own garage and drive
<u>PARK STATUS</u>		Semi Retirement park 50 years + 1 cat or 1 dog permitted
<u>GARDEN</u>		Own garden plot with shed & patio







Location of the park:



For any further
information or
to arrange a
viewing please
contact Seekers
directly on
01252 313554



or alternatively email us at office@seekerstateagents.com

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.