



## 5 Foel Bach, Mynytho, Pwllheli, Gwynedd. LL53 7PP

- ALLOCATED PARKING
- SEA VIEWS
- OPEN PLAN
- EXCELLENT LOCATION
- COUNTRYSIDE OUTLOOK

## PROPERTY DESCRIPTION

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Located on the outskirts of Mynytho, Gwynedd, 5 Foel Bach is a charming, modern, residential spec chalet offering generous family holiday accommodation with a stunning outlook. Located on a quiet, private park, this park home offers a unique opportunity to acquire a prime plot on the sought after park gaining excellent sea and countryside views over Pwllheli and on towards Snowdonia national park and mainland North Wales.

The chalet offers a generous open plan living space to the front making the most of the outlook. There is also a fully equipped separate kitchen accessed by the dining area, leading into a dedicated utility room. There are 2 generous double bedrooms and a third bunk room. The chalet benefits from a family bathroom and an en-suite off the master bedroom.

Externally there are 2 generous deckings, one to the front accessed via double patio doors from the open plan living area, and another to the rear. The chalet benefits from parking for multiple vehicles to the side.

Foel Fach is a privately owned park and consists of 15 park homes. The site only closes for 6 weeks between 14th of January and 1st of March. Subletting is not permitted.

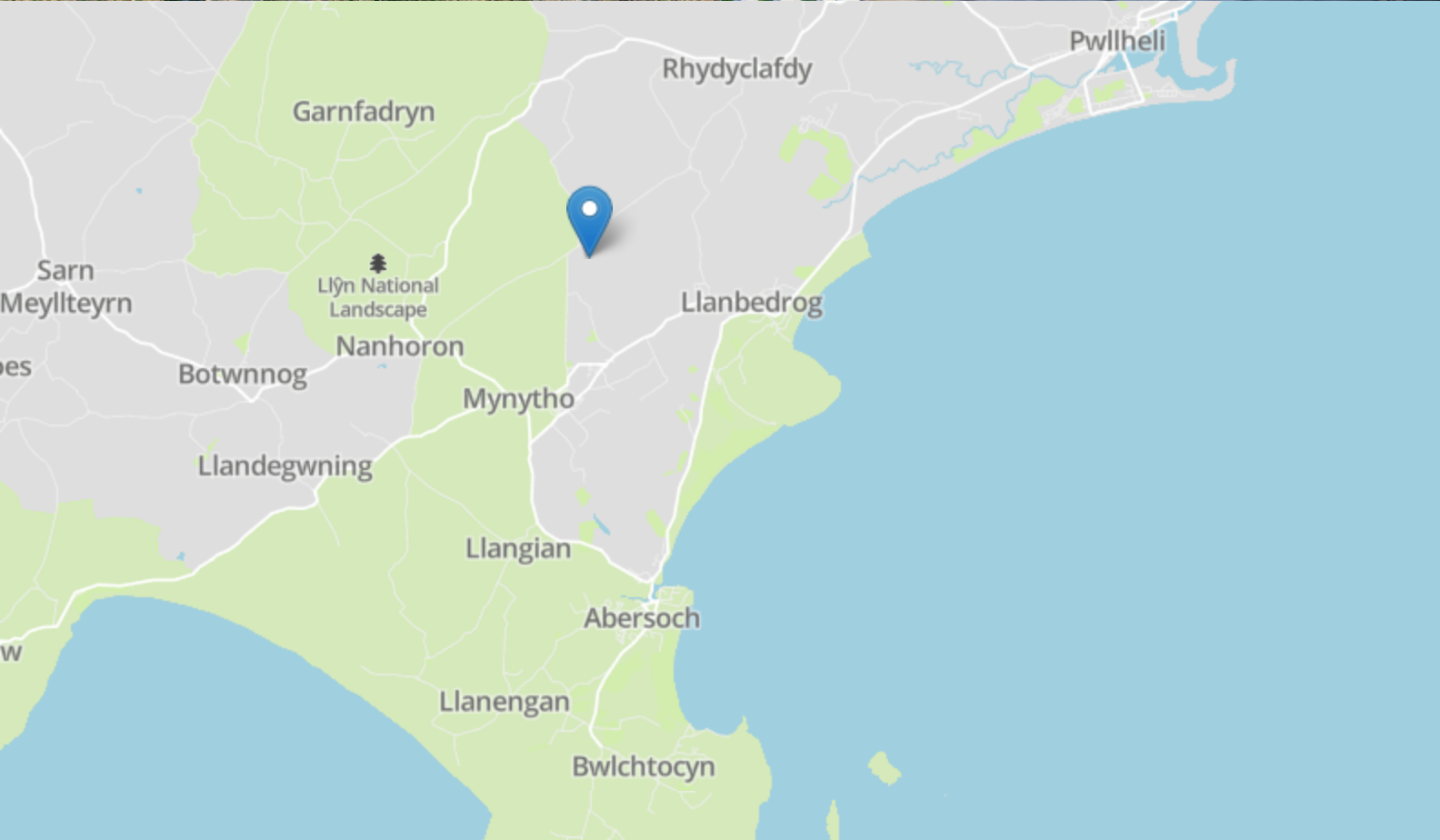
Tenure We believe the chalet to be leasehold and the current licence will be inherited by the new owner with 10 years remaining. The chalet rental is £2500 plus VAT PA and includes general rates, but excludes gas and electric consumed by the owner. The site is open for 10 and a half months of the year, closing from January 14th to March 1st. Please contact Elvins Estate Agents for more information.

Services Mains water, drainage and electricity. Gas-fired boiler, central heating.

Location Information Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles . Manchester 130 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents.

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