



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

- SEA AND COUNTRYSIDE VIEWS
- PRIVATE SITE WITH ONLY 15 UNITS
- SHORT DRIVE TO ABERSOCH
- BRAND NEW CARAVAN

## PROPERTY DESCRIPTION

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Plot 3 Foel Bach is a pleasant, brand new ABI Hamilton static caravan on a quiet private site in Mynytho, North Wales. Benefitting from an elevated position, the caravan gains excellent sea and countryside views over Pwllheli and on towards Snowdonia national park and mainland North Wales.

The park home briefly comprises of an open plan kitchen, dining area and living room as well as a twin bedroom, family shower room and a master bedroom with walk in wardrobe and wc. The kitchen is elegantly designed with modern units and integrated appliances, and the living area benefits from patio doors onto the private decking.

The caravan benefits from parking for multiple vehicles to the side and decking to the side and front of the caravan, making the most of the views and the sun. Foel Fach is a privately owned caravan park and consists of 15 park homes. The site only closes for 6 weeks between 1st of January and 14th of March. Subletting is not permitted.

Tenure We believe the chalet to be leasehold and the chalet will be sold with a brand new lease. The chalet rental is £2,500 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.

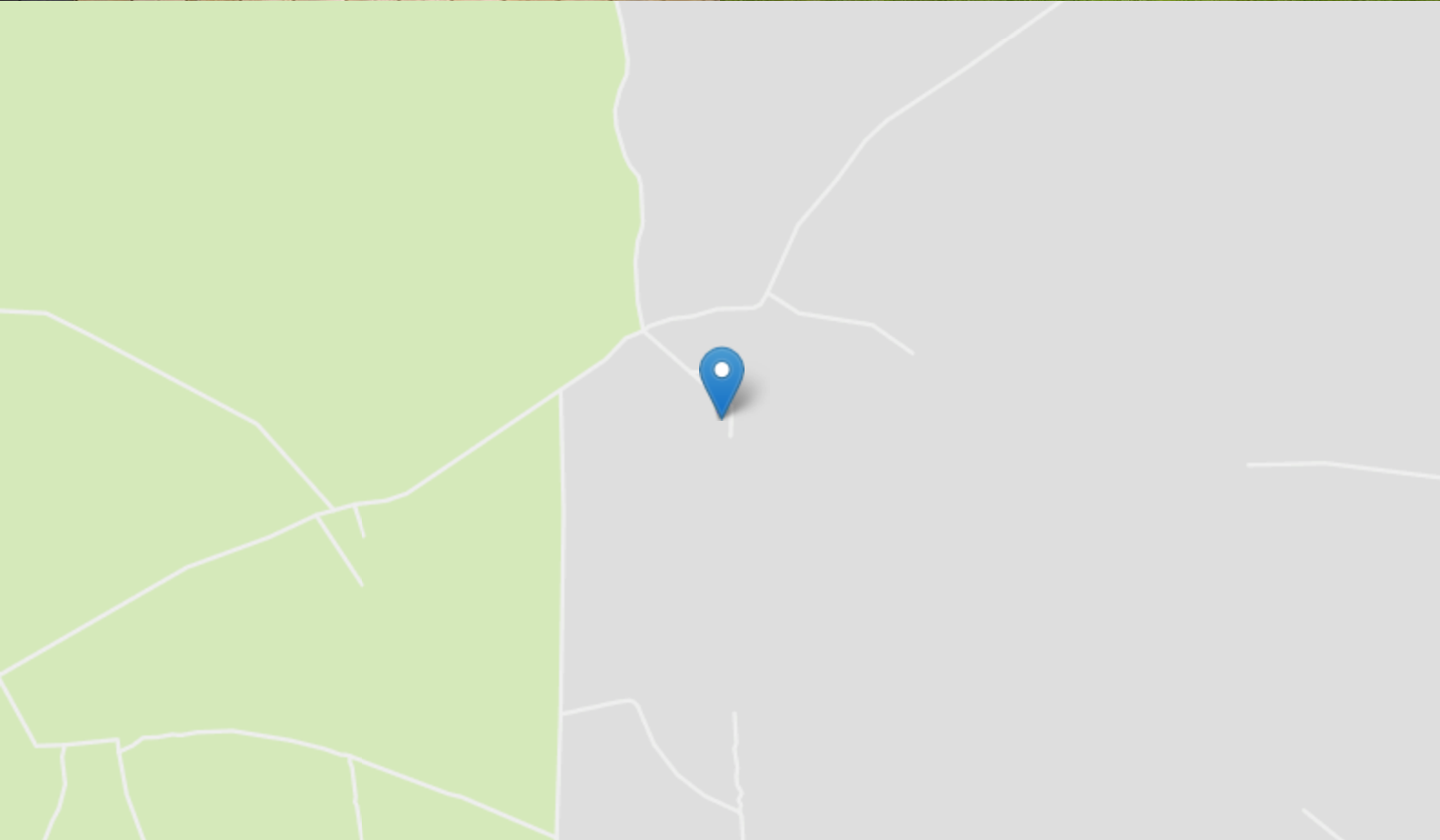
Services Mains water, drainage and electricity. Gas-fired boiler, central heating

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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