

# Town & Country

Estate & Letting Agents



**Penrhos Park Lodges, Meifod, SY22 6JH**

**£39,950**

Town and Country Oswestry are pleased to offer to the market this WELL MAINTAINED DETACHED TWO BEDROOM DETACHED LODGE situated in a peaceful and tranquil location for families to come and enjoy within the stunning heart of Mid Wales, surrounded within the beautiful scenery of the rolling hills and tranquil nature of the park. HOLIDAY USE ONLY - purchaser must have full-time residential address.



## Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the exit signposted for Welshpool and continue along this road to Welshpool. Head out of Welshpool on the A458 towards Dolgellau past the Welshpool - Llanfair Caereinion Steam Railway. After 6 miles, turn right onto the B4385. After 2 miles, turn left onto the A495. In 150 yards, turn right. In 1.8 miles turn right where you will then pass The Royal Oak pub. In 1.3 miles, turn left at the crossroads signposted Llanfihangel. Then in 0.5 miles turn left and you will have reached Penrhos Park Lodges.

## Site Information

The site is open all year round but a permanent residential address is needed. The site fees are £1,900 + VAT which are paid at the beginning of each year. These fees include water and sewerage. The electricity is metered.

## Daffodil Lodge 65'7"ft x 108'3"ft (20ft x 33ft)



Buttercup Lodge is fully furnished with gas heating and double glazing.

## Lounge 13'8" x 10'10" (4.17 x 3.30)



## Dining Area



## Kitchen 15'9" x 8'4" (4.80 x 2.55)



## Bathroom

## Bedroom One 8'1" x 9'4" (2.47 x 2.85)



### Bedroom Two 9'0" x 9'6" (2.75 x 2.90)



### Outside



### The View from the Lodge



### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have

to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Additional Information

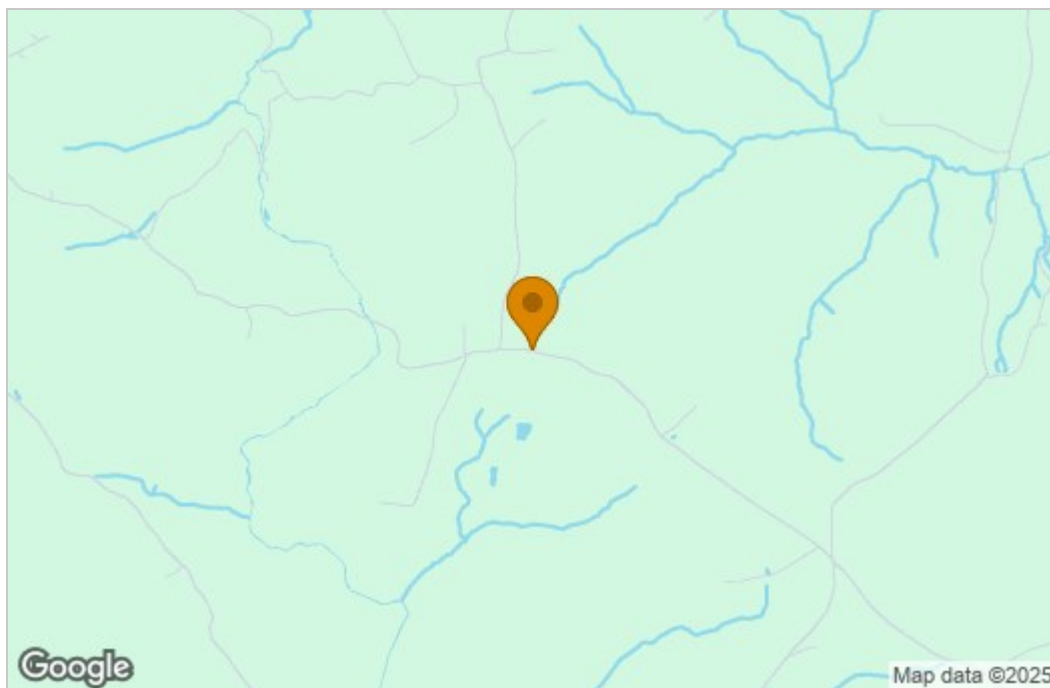
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

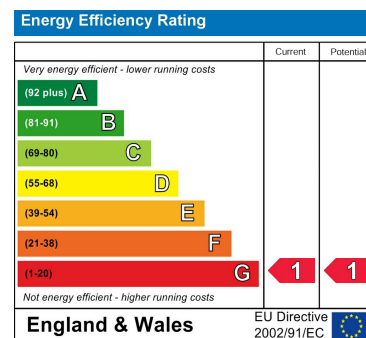


## Floor Plan

## Area Map



## Energy Efficiency Graph



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