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£85,000 LEASEHOLD

3 Beacon View, Globe Vale Holiday Park, Radnor, TR16 4BH



- FULL RESIDENTIAL
 OCCUPATION
- OPEN PLAN LIVING
 AREA
- RURAL VIEWS
- ONE DOUBLE BEDROOM
- LPG CENTRAL HEATING
- COUNCIL TAX BAND A
- WET ROOM/WC
- PARKING FOR TWO VEHICLES

A beautifully presented park home on this popular rural site with far reaching views towards St Agnes Beacon. The home was sited in 2015 and has been kept to a good standard by the current owner. There is a parking for up to two vehicles. The accommodation comprises of: - Entrance Hall, Open Plan Lounge/Kitchen Area with integrated appliances, Wet Room/WC and a double bedroom. In addition to the parking area there is a further lawned garden and a raised deck accessed from the Living Area. The home is warmed by gas central heating and is double glazed. Full Residential Occupation.







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OUTSIDE

Approached via a gravelled driveway with steps rising to a double glazed door opening to:-

ENTRANCE HALL

There are doors to all rooms and a built in cupboard housing the gas combi boiler.

OPEN PLAN LIVING AREA 21'0" x 11'0" (6.40m x 3.35m)

A generously proportioned area with a vaulted ceiling divided into two discreet areas as follows:-

KITCHEN AREA

There is a range of eye level and base units with work surface over, tiled splashbacks, inset sink with side drainer, inset gas hob with an integrated electric oven below, integrated fridge/freezer, and an integrated washing machine. There are two double glazed windows to the side and a radiator.

LOUNGE AREA

There are double opening patio doors leading to a decked area, wall mounted electric pebble fire, radiator and two double glazed windows to the side.

BEDROOM

11'0" x 9'8" (3.35m x 2.95m)

There is a double glazed bay window to the front, built in wardrobe, built in storage over the bed and a radiator.

WET ROOM/WC 7'11" x 6'1" (2.41m x 1.85m)

A well-appointed wet room which has been fully tiled. There is a glass walk in enclosure with a thermostatic shower over, close coupled WC, basin set in a vanity unit with mirror over, heated towel rail, inset spotlights and a double glazed window to the side.

GARDEN

There is a lawned garden to the rear of the off road parking area.

DECKED AREA

Accessed via the living area and is elevated to take full advantage of the rural views to the rear.

OFF ROAD PARKING

There is a gravelled parking area with space for up to two vehicles.

SERVICES

There is mains electricity, water and drainage. The gas central heating is via LPG cylinders. Good mobile signal was experienced with O2.

PITCH FEES

The pitch fees are £300pcm

LEASE DETAILS

There is a 25 year renewable lease for the pitch which was granted in 2015.









General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Service: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.