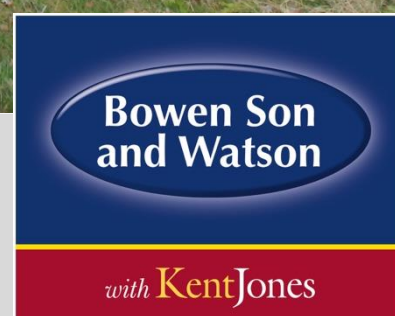




Plot 5 Red Dragon Caravan Site, Llay Road,  
Cefn y Bedd, Wrexham, LL12 9UE

**Asking Price: £22,000**



A modernised residential caravan having double-glazed windows and LP gas-fired central heating on a permanent site, which enjoys a pleasant aspect close to the River Alyn. Wrexham town centre and all its amenities lies approximately 5.9 miles away. There is a modern fitted kitchen, a lounge, shower room, utility and bedroom. There is also a surrounding garden with store shed.





Plot 5 Red Dragon Caravan Site, Llay Road,  
Cefn y Bedd, Wrexham, LL12 9UE

- A Modernised Residential Caravan
- On a Permanent Site
- Pleasant Aspect close to River Alyn
- Wrexham Centre Approx. 5.9 miles
- Kitchen, Lounge, Shower Room
- Utility, Bedroom, Garden, Store Shed

## The Accommodation

(with approximate room dimensions)  
comprises:-

### Entrance Hall

Approached through a double-glazed door. Radiator. Smoke detector.

### Lounge

11' 0" x 9' 5" (3.36m x 2.87m)  
Double-glazed windows to return elevations. French door to outside. Two radiators. Television aerial point. Smoke alarm. Heating thermostat.

### Kitchen

9' 10" x 6' 9" (2.99m x 2.07m)

Fitted with modern cream toned fronted units comprising single drainer stainless steel sink unit set into range of base storage cupboards with laminate beech block effect topped work surfaces. Drawer pack. Range of matching suspended wall cupboards. Inset four ring LP-gas hob with fitted cooker hood above. Tongue and groove finish to ceiling. Tiled to work areas. Integrated refrigerator.

### Utility

6' 7" x 4' 6" (2.00m x 1.37m)

Fitted laminate beech block effect topped work surface to match kitchen. Double-glazed window. Double suspended wall storage cupboard. Wall-mounted gas-fired combination LP gas boiler. Space with plumbing for automatic washing machine. Space for tumble dryer. Tongue and groove finish to ceiling.

### Bedroom

9' 5" x 8' 2" (2.86m x 2.48m)

Double-glazed windows to return elevations. Fitted sliding door mirror fronted wardrobe. Radiator.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

### Shower Room

6' 4" x 4' 4" (1.92m x 1.31m)

Fitted with modern three-piece suite comprising close-flush w.c., pedestal wash-basin and shower tray having thermostatic shower over. Enclosing glazed shower screen. Double-glazed window. Medicine cabinet. Tiled walls. Extractor.

### Outside:

Surrounding the caravan there are level lawned gardens together with a paved approach pathway to a gravel area having specimen plant. There is a metal framed store shed. The garden affords considerable privacy.

### Outgoings:

It is understood that the caravan is privately owned and that there is a rent payable for the site, which also includes an amount for water. Up to 31st March 2021 the amount payable was understood to be £118.52 per calendar month. The breakdown of this is understood to be £96.39 rent, £12.00 for standing charge for water and £9.00 for the water and £1.13 standing charge for electricity. The caravan has an electric sub-meter connected also. The site rules provide for occupation by persons aged 50 and over.



Knowledge | Expertise | Integrity

➔ Looking to **Sell** or **Let**? ➔ Do you need **mortgage** advice? ➔ Need a **Survey**?

Contact your local branch of **Bowen Son and Watson with Kent Jones** today!



### Directions:

Leave Wrexham town on the Mold Road continuing past the Football Ground. At the large roundabout continue along the A541 and pass through Gwersyllt and on past the Radio Studios. Follow the park wall and down the hill through Cefn y Bedd. Pass up the hill and at The Hollybush Public House turn right. As you pass town the hill turn left into the Red Dragon Caravan Park. Bear left in the site to the parking area. No. 5 will be approached as the last on the left.

