



## 20 Caerberis Holiday Park

Llanynis, Builth Wells, LD2 3HH

Asking Price £55,000



As the seasons move on and a new year beckons, how does the prospect of long barmy nights sat on the veranda of this beautifully presented lodge appeal to you, Let your imagination run riot, contact us and turn your dreams into reality.

Briefly the Lodge comprises, one bedrooms, open plan kitchen/living/dining room, main bathroom, central heating by lpg, double glazing, outside the property benefits from a decking area across the front and extending along the side and parking for two cars. The property has been tastefully refurbished by the current owners and benefits from a good rental income throughout the year. The property also benefits from an elevated plot with views out over the park.

Caer Beris Park is an idyllic holiday park of 34 acres located by the river Irfon, just outside the small market town of Builth Wells, where a range of small independent shops can be found along with a supermarket.

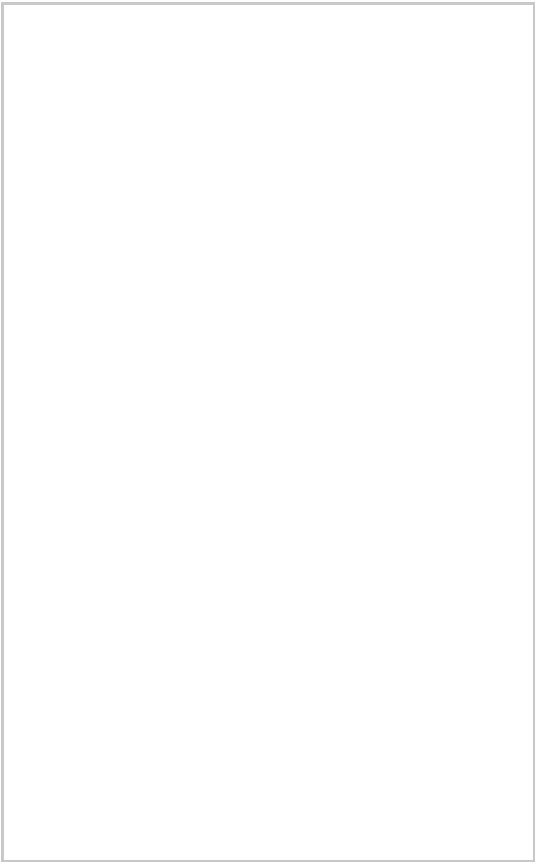
Site Fees - £2010 pa



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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