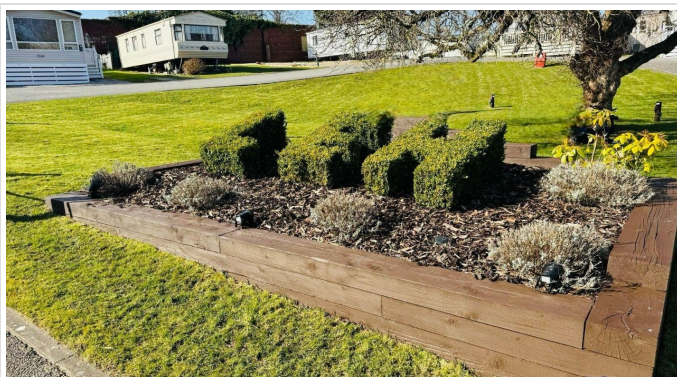


3 Bed Park Home In 5Star Resort Lyons Eryl Hall , St Asaph, LL17 0EW £54,995



SHORT DESCRIPTION

Property Ref: 14556.. Site Fees From £2995 (Promotion) Lease To Vary but normally 20 years from Manufacture - please see the site for more detail The Property Can NOT be used as a Main Residence due to rules. - but can be your home from home 10.5 months of the year We are pleased to present an exceptional Location at LYONS ERYL HALL, ST ASAPH, This wonderful residence boasts 3 bedrooms, 1 bathroom, and a large open-plan dining living area, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a parking means. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. -----

----- Lyons Eryl Hall's luxurious surroundings and scenery makes this owners-only holiday park is one of the most prestigious in Denbighshire. This site is steeped in history, with the holiday park sitting in the grounds of an idyllic 19th-century country hall, overlooking the historic cathedral city of St Asaph. Expect quality, contentment, and comfort 10.5 months of the year with our bar and restaurant. Owners can unwind with full use of our gym and indoor heated swimming pool. Our bingo nights, quiz nights, entertainment room, and playing field offer fun for all the family. -----

----- Key Features Bedrooms 2 Bathrooms 1 Size 35ft x 12ft Features Central Heating Dining Table Double Glazing Electric Fire Fitted Lighting Open Plan Kitchen The 2025 Swift Royan features an open-concept living, dining, and kitchen area is contemporary and welcoming, featuring a brand-new 'Silas' soft furnishing scheme, durable vinyl flooring in 'Tournai Stone,' and plush carpeting with underlay throughout. The lounge feels bright and spacious, thanks to a large front feature window that offers panoramic views. An inviting L-shaped sofa with a 'Dust Grey' base creates a comfortable spot for everyone to unwind. Additionally, a sleek media unit includes a TV point with Co-Ax and 240V socket, making it ideal for family movie nights! The 2025 Swift Royan kitchen is both modern and functional, featuring sleek, handle-less units in 'Tisano,' elegant 'Porcelain' doors, and 30mm 'Silver Chromix' laminate countertops. It boasts ample storage and high-quality appliances, including a 'Domapp' glass-fronted oven and grill with a four-burner gas hob. There's also plenty of room for a freestanding fridge/freezer and microwave. The open-plan living area includes a freestanding dining table with bench seating, complete with cushions for added comfort! All fixed beds in the 2025 Swift Royan are equipped with brand new 'Cignus' 'Duvalay'™ mattresses, ensuring exceptional comfort for a restful night's sleep while adding a stylish element with 'Tisano' woodgrain headboards. In one of the twin bedrooms, one bed conveniently slides under the other to create extra space. The main bedroom features a sophisticated vanity area complete with a mirror and socket. Additionally, all bedrooms offer plenty of storage solutions, including contemporary bedside units, overhead shelving, and a spacious double wardrobe. Property Type: Park Home Full selling price: £54995.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 20 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2995.00 Outside Space: Balcony, Terrace, Patio Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: N/A... -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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