

# Town & Country


Estate & Letting Agents



## Wessex Rooftop Lodge, Plas Coch Country & Leisure Retreat, Llanfairpwll, LL616EJ

Pre-owned Rooftop Terrace Lodge for sale on a spacious corner plot at the multi-award winning owners only spa resort - Plas Coch Country & Leisure Retreat - Anglesey, North Wales. Huge 2 bedroom lodge, brilliant specification, one bath room and master bedroom shower en-suite. Large wrap around decking & located in the lodge exclusive upper area of the park. Spiral staircase up to large rooftop veranda which has spectacular views over the whole park and over to Snowdonia. Has an extended licence of 31 years and the rest of this year. Site fees already paid for the rest of 2024 and all of 2025. Then the fees are fixed at £8,995 until the start of 2029 season.

£199,500

| 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<br>2002/91/EC |  |

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