



11 Penvale Lakes Lodges, Llangollen, LL20 8DD

Price £225,000

A rare opportunity to purchase this four bedroom beautifully designed lodge, with Canadian-inspired architecture situated at Penvale Lakes which are tucked away in a secluded 33-acre valley on the edge of the picturesque riverside town of Llangollen. The accommodation briefly comprises open aspect lounge/dining room with log burner, kitchen, ground floor en-suite bedroom, utility room, with three further bedrooms (one en-suite bathroom) and shower room to the first floor. Large decked patio overlooking the lake from which to enjoy outdoor entertaining. Ample parking. Use of on site swimming pool. NO CHAIN

Location

Penvale Lakes Lodges are tucked away in a secluded 33-acre valley on the edge of the picturesque riverside town of Llangollen. Llangollen is only a short drive, providing a good range of day to day shopping facilities, boutique style shops, restaurants and wine bars.

Accommodation

Entrance door opens into hall with doors off to:-

Utility 8'9" x 10'0" (2.68 x 3.07)

Fitted base units with sink/drain and mixer tap over, large window above with views over the pond, space for washing machine and dryer. W.C, wash hand basin.

Bedroom One 15'10" x 9'7" (4.84 x 2.94)

Ground floor bedroom with two fitted wardrobes, window to side, radiator and door to:-

En-Suite Shower Room

Walk in shower enclosure with mains shower, w.c, wash hand basin, part tiled walls and tiled floor.

Open aspect Lounge/Diner

Impressive and spacious family space with floor to ceiling windows having far reaching views and central log burner, opening into the dining area with sliding patio doors to the decked patio.

Kitchen 8'1" x 9'7" (2.48 x 2.94)

Fitted range of base and wall units with work surface areas incorporating sink unit with mixer taps over and window above. Electric hob with extractor above and oven/grill below, under counter fridge, tiled floor and spot lights to ceiling.

On The First Floor

Turned stairwell rises from the lounge with gallery over, doors off to all rooms.

Bedroom Two 11'10" x 9'7" (3.63 x 2.94)

Another large bedroom with two built in wardrobes, window to side and door to:-

En-Suite Bathroom

Bath, w.c, wash hand basin, part tiled walls and tiled floor.

Bedroom Three 10'5" x 10'0" (3.18 x 3.07)

Window to side, built in wardrobe.

Bedroom Four 10'5" x 7'4" (3.18 x 2.24)

Window to side, built in wardrobe.

Shower Room

Walk in shower enclosure with mains shower, window to side, w.c, wash hand basin, heated towel rail, part tiled walls.

Outside

Ample parking to front, large decked wrap around patio overlooking the pond. Use of on site swimming pool.

AGENTS NOTES

Lease - 999 years from 1st January 2006

Service charge - £3,619.30 per annum - Grounds

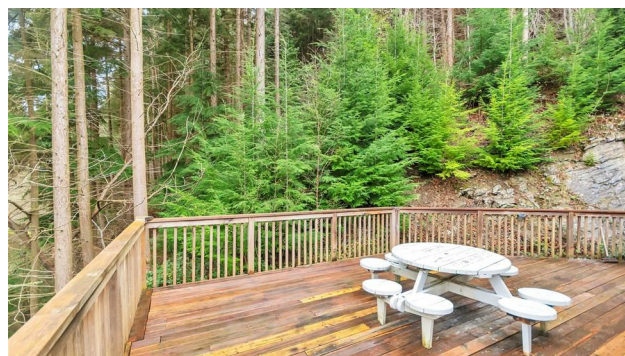
maintenance, cleaning of windows and drains, sewage treatment, bore hole, swimming pool, groundsman.

Non Residential - can be occupied 51 weeks per year

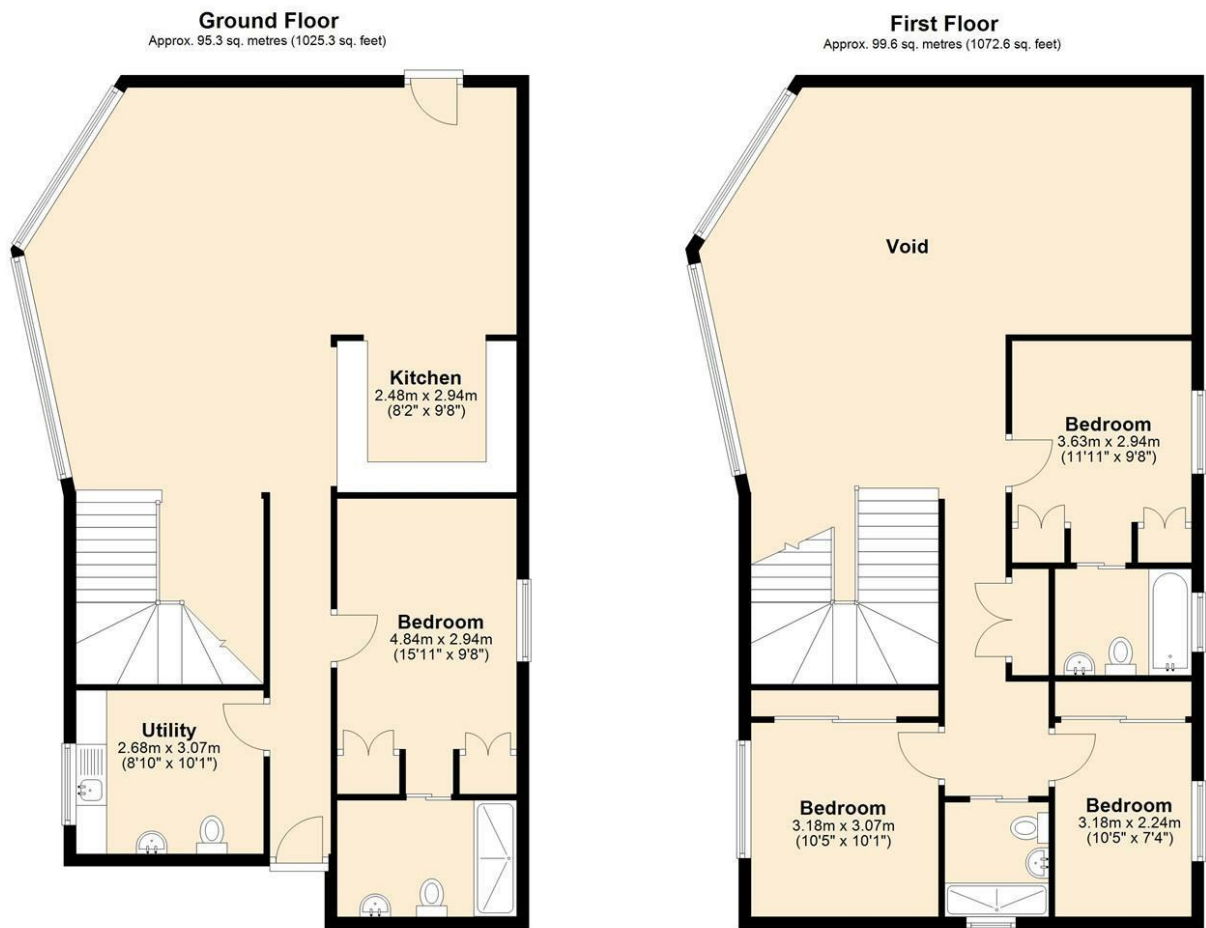
Electric heating

Currently used as a holiday let -
<https://www.booking.com/Share-teAV0Fy>

https://www.tripadvisor.co.uk/VacationRentalReview-g186439-d5412343-Niagra_lodge-Llangollen_Denbighshire_North_Wales_Wales.html?m=68523



Floor Plan



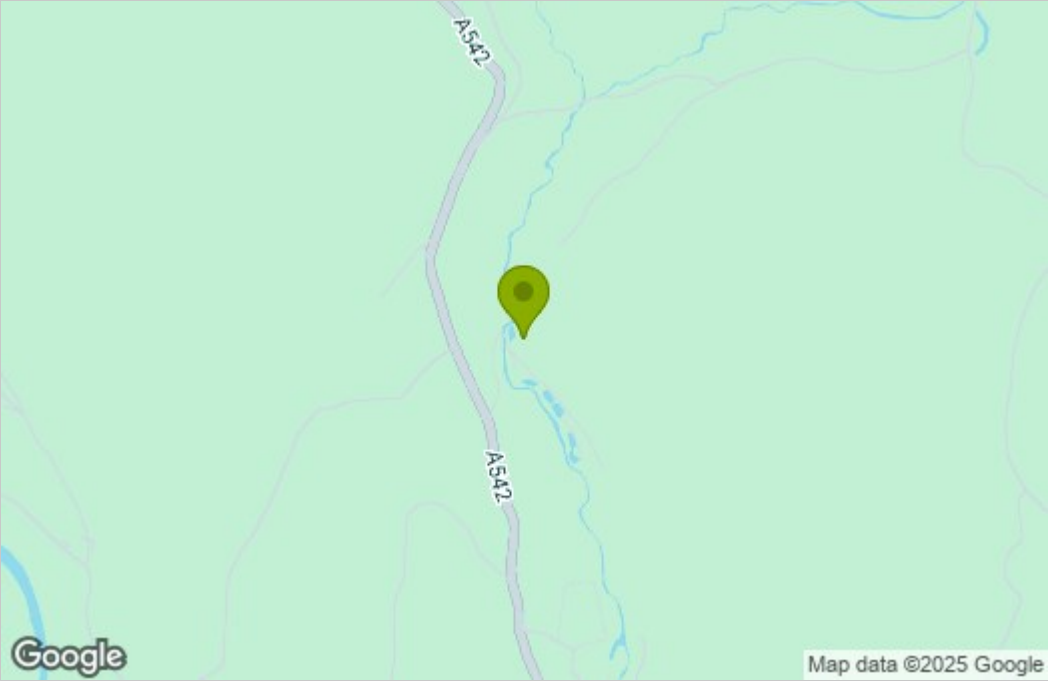
Total area: approx. 194.9 sq. metres (2097.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007

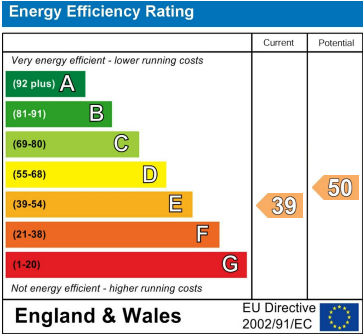
Plan produced using PlanUp.

11 Penvale Lodge KAD

Area Map



Energy Efficiency Graph



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