



## Willerby Pinehurst Lodge Glan Gors Holiday Park

Lon Bryn Mair, Brynteg, LL78 8QA

£140,000



A rare opportunity to own your own lodge on the renowned 5\* Glan Gors holiday park in Brynteg, minutes from Anglesey's beaches and a few minutes drive from the seaside village of Benllech offering all the amenities you could need, as well as a sandy beach. The park itself offers excellent facilities including Heated indoor swimming pool, sauna fitness gym, children's play area and sun terrace. All sitting in a spacious, open and immaculate site.

This Willerby Pinehurst Twin Unit lodge is located on a premium five star park 1.5 miles inland of Benllech. The park houses lavish lodges as well as luxurious static holiday homes set in a delightful setting, with breath-taking views of the Snowdonia mountain range. The park possesses an exclusive heated indoor swimming pool, sauna, fitness suite, outdoor children's play area and boat storage facilities. The park lies adjacent to the Gors Goch nature reserve site owned by the North Wales Wildlife Trust.



### The Lodge 40 x 20 (12.19m x 6.10m)

A 2017 Willerby Pinehurst Twin Unit Lodge located on the renowned park of Glan Gors.

### The Interior

A spacious and elegant retreat with all the comforts of home. Comprising an open plan Lounge, Diner, Kitchen, Two double bedrooms, one en-suite with walk-in wardrobe, a bathroom with bath and overhead shower and utility/boot room. With a large new composite deck.

### Lounge

With a single sliding door onto the enclosed decked area, bay window allowing lots of natural daylight. Electric fire, sofa, cuddle chair and armchair, coffee table and storage unit.

### Dining Area

Another large window, table and dining chairs, high back upholstered bench and Welsh dresser.

### Kitchen

A spacious and light kitchen area with a central island unit with bar stools. Double width larder, microwave, integral fridge/freezer, gas oven and grill, concealed extractor fan.

Separate 4 burner gas hob. pendant lighting.

### Bedroom One

King size bed with upholstered headboard and bedside cabinets. Walk-in wardrobe, en-suite shower room with vanity unit, washbasin and W.C. Wall mounted T.V.

### Bedroom Two

Again a light room with king size bed, bedside cabinets, wardrobe and wall mounted T.V.

### Family Bathroom

Bath with overhead thermostatic shower and screen. Washbasin in vanity unit, shelving and W.C.

### Utility/Boot Room

Ideal for when the dogs come back from the beach! Stainless steel sink, fitted cupboards, bench and coat hooks.

Cupboard housing the condensing combi-boiler.

### The Park

Glan Gors Holiday Park is a premium five star park 1.5 miles inland of Benllech. The park houses lavish lodges as well as luxurious static holiday homes set in a delightful setting, with breath-taking views of the Snowdonia mountain range. The park possesses an exclusive heated indoor swimming pool, sauna, fitness suite, outdoor children's play area and boat storage facilities. The park lies adjacent to the Gors Goch nature reserve site owned by the North Wales Wildlife Trust.

### Lease

The park is open for 10 months of the year from 1st March to the 4th January.

There is 25 years remaining on the current lease from 1st March 2024

Site Fees £5300,00 pa.

Please note: The lodge is for holiday use only and cannot be used as a main/permanent residence.

### Viewing Arrangements

By Appointment with Egerton Estates Benllech 01248 852177/ enquiries@egerton-estates.co.uk

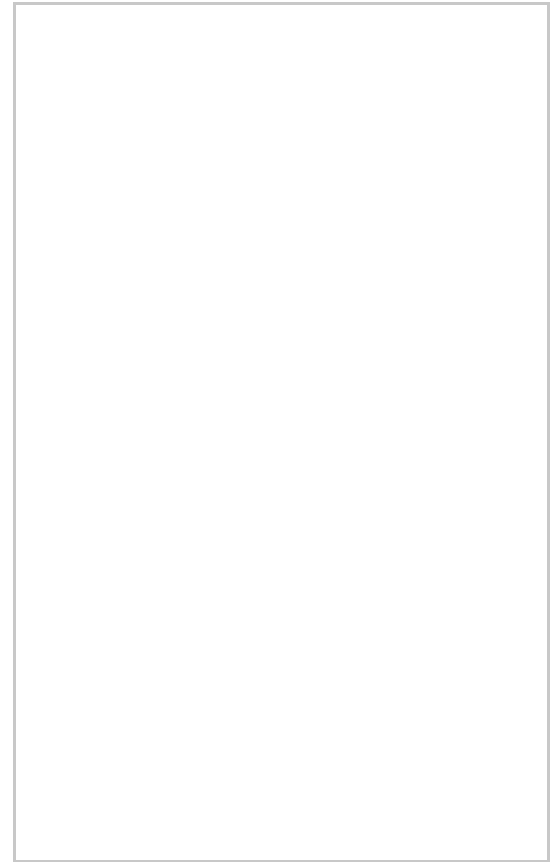
### Parking

Ample parking to the side of the lodge.


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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