

# EGERTON ESTATES



Willerby Lodge G404 Glan Gors Holiday Park  
Lon Bryn Mair, Brynteg, LL78 8QA  
Offers In The Region Of £140,000



## Willerby Lodge G404 Glan Gors Holiday Park, Lon Bryn Mair, Brynteg, LL78 8QA

A modern, larger than average timber clad holiday lodge, enjoying a quieter location at the end of a small cul de sac on this popular and exceptionally maintained holiday park, which has a wide range of facilities for children and adults, and just over a mile to the renowned seaside village of Benllech which provides excellent facilities and of course is known for its wide sandy beach. The lodge is perfectly planned for holiday use, with a large open plan living/dining and kitchen area with the kitchen fully fitted with all the comforts of home. There are three good bedrooms to sleep 6 and two bathrooms. The lodge is fully double glazed and has gas central heating. A full length pvc patio deck with a southerly aspect and overlooking woodland adds to the appeal.



**Living/Dining/Kitchen**  
22'11" x 19'4" (7.00 x 5.91)

**Entrance Area**

**Living/Dining**

**Kitchen Area**

**Bedroom One**  
11'2" x 8'5" (3.42 x 2.59)

**Dressing Area**  
5'6" x 4'0" (1.70 x 1.24)

**En-suite**  
5'6" x 5'4" (1.70 x 1.64)

**Bedroom Two**  
10'5" x 8'0" (3.18 x 2.46)

**Bedroom Three**  
8'4" x 8'2" (2.56 x 2.50)

**Shower Room**  
6'11" x 4'0" (2.11 x 1.24)

**Outside**

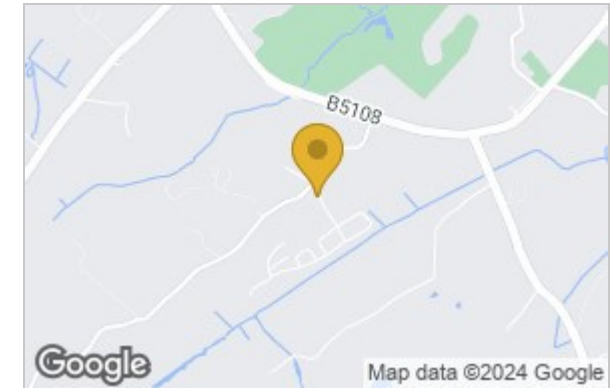
**Services**

**Lease**

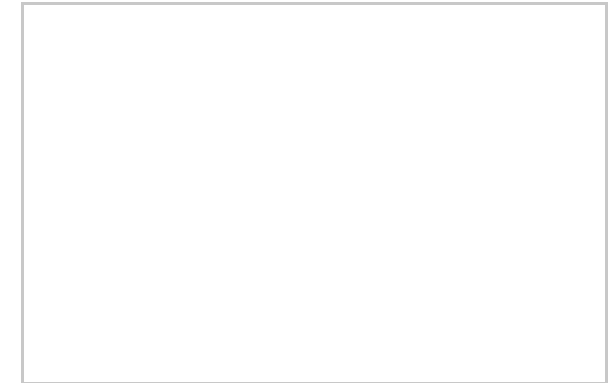
**Lodge Type**

**Glan Gors Holiday Park**

## Area Map



## Floor Plan



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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