



## Anglesey Lakeside Lodges

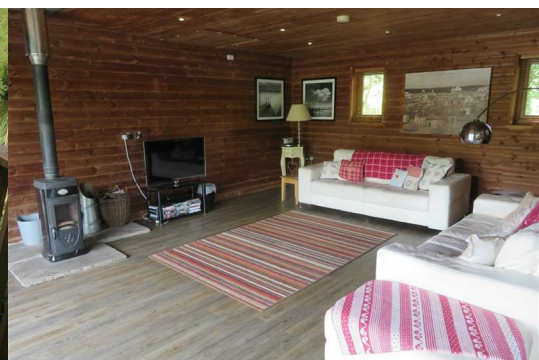
, Llandegfan, LL59 5SB

£285,000



A superbly positioned detached Scandinavian style holiday lodge, situated on the edge and extending over a private lake, a currently trading as a very successful holiday income with gross income in the region of £40,000 a year. Built about 15 years ago, this one bedroom lodge comes fully equipped having a fully fitted kitchen, large lounge overlooking the lake and a spacious en suite bedroom with direct access to an external hot tub. Having very private surroundings, there is ample parking and gardens and a second patio which extends over the lake.

Located in a rural area about 3 miles to Menai Bridge and four miles to Beaumaris on the south east coast of Anglesey. An impressive investment opportunity.



### Hall/Sitting area 9'11" x 7'10" (3.02 x 2.38)

Having both the main entrance door into the Lodge and a further door to the main patio which extends over the lake. This area is also suitable as a sitting room with radiator.

### Kitchen/Dining Area 21'2" x 9'6" (6.44 x 2.90)

Being open plan and also with a wide opening to the adjoining living area. The kitchen has an extensive range of base and wall units in a light buttermilk laminate finish with solid timber work top surfaces. Integrated appliances include a ceramic hob with extractor hood over and oven under. Integrated dishwasher, washing machine and fridge. Limed timber effect flooring extending to the dining room which has a panoramic outlook over the lake.

### Living Room 21'2" x 15'11" (6.45 x 4.85)

Having a wide patio type window giving a superb vista over the lake. Limed timber effect flooring, wood burning stove on a slate hearth, tv connection. There is scope and ample space to add a staircase and convert the roof void to provide further bedrooms as has been done by some other lodges.

### Bedroom 15'4" x 12'9" (4.67 x 3.89)

A spacious double bedroom with dual aspect windows to frame the views over the lake, and with an outside door to a further patio to the side which houses the four man hot tub.

### En Suite Shower Room 10'3" x 5'5" (3.13 x 1.65)

Having a "double" shower enclosure with glazed doors and thermostatic shower control. Was basin, WC, chrome towel radiator, limed timber effect flooring. Spacious fitted linen cupboard.

### Outside

Situated at the very end of a small gravelled track with no passing traffic, there is ample off road parking for several cars. There are two patio areas which extend over the lake with one housing the sunken 4 man hot tub. Lawned garden extending to the lake and extending to the river Cadnant to the rear.

### Holiday Management

The planning consent for Anglesey Lakeside Lodges is for holiday use only with 12 month occupation. The holiday letting for all lodges is collectively undertaken by Hoseasons.

Each Lodge owns one share of the Company (Llyn Jane Ltd), which owns the Freehold. They then have the remainder of a 999 year lease over the plot that they have purchased, which is in turn registered with the land registry. Most services are managed centrally and a monthly payment is made to the company, to include the grounds and hot tub management.

As part of the current agreement with Hoseasons, owners can reserve their lodge for 6 weeks in a year for their own use without payment of commission.

### Investment Details.

At present, the Lodge trades very successfully as a holiday let, achieving nearly all year round occupation. Present trading figures show a gross income in the region of £40,000 a year. Further details can be made available to bona fide purchasers only, to include charges relating to cleaning, laundry and garden maintenance etc.

### Services

Mains water and electricity.

Oil fired under floor central heating system.

Private drainage shared with other lodges and maintained as part of the management agreement.

### Agents Notes

In consideration of the use of the Lodge, viewings can only be undertaken during the weekly "changeover" which is on a Friday between 11am to 3pm.

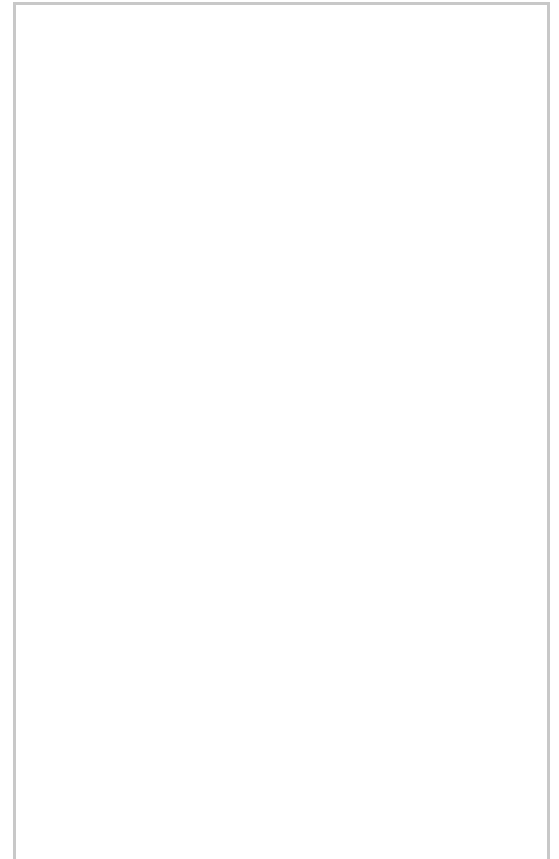
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## Area Map



## 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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