



**Directions**

Upon reaching the Chester/North Wales area follow signs for A55 Conwy, staying on the A55 for approximately 60 miles. Continue towards Bangor/Holyhead. Take the Britannia Bridge and keep to the left. Leave the A55 at junction 8A (signposted Llanfairpwllgwyngyll, Menai Bridge), then merge onto the A5 (signposted Llanfairpwllgwyngyll) Continue forward onto Ffordd Caergybi - A5 entering Llanfairpwllgwyngyll. At a staggered crossroads turn left onto A4080 (signposted Newborough/Brynsiencyn). Continue forward for approximately 2.5 miles until a left turn (signposted Moel Y Don). After 0.5 miles, Plas Coch Holiday Home Park will be on your right.



**Disclaimer**

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



- Plas Coch 5\* Holiday Homes
- Boat Share Scheme
- 60 Acres Of parkland
- Spa and restaurant
- Dimensions 55 x 22
- Balau Wood Decking
- Fully Integrated Kitchen Appliances
- 3 Bedrooms 1 En-Suite



## Description

Introducing the Nordica - the very first of its kind. Taking lodge living skyward! Featuring a unique roof terrace, with teak deck boards, glass balustrading, integrated planter boxes and low level lighting. Unlike any other rooftop lodge, this terrace is accessed by a conventional staircase from within the home. Inspired by the elegant simplicity, minimalism and functionality of Scandinavian interior design - this home is truly like no other. A sensibly arranged vestibule opens into the most striking kitchen ever seen in a holiday lodge - with floating effect appliances seen through a tile framed island. An elegantly arranged and cosy lounge with feature log burner, high vaulted ceilings and large bi-folding doors further epitomises the understated grandeur of this crafted work of art. The Nordica sets a new benchmark as the pinnacle of luxury lodge living. Visit our website to see the stirring video trailer for our ground-breaking Nordica lodge. "The only truly exclusive park in North Wales."

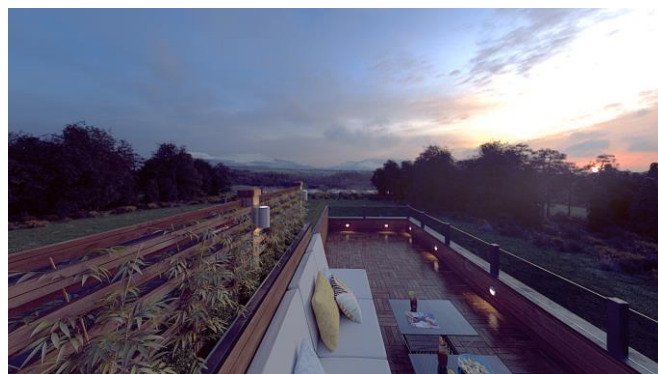
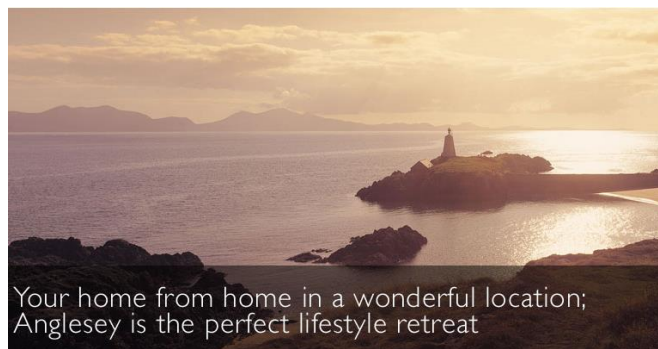
Plas Coch is a 5\* Owners Only, 12 month season Holiday Park, with 5\* Facilities voted the best Spa facility in the U.K along with it's Breath-taking views of Snowdonia.

Own your very own piece of the Island Anglesey, An unrivalled location, where freedom, exclusivity and privacy combine to create the Perfect Holiday Retreat. Set on the edge of the famous Menai Strait it boasts it's own slipway, moorings and boat park, We've teamed up with the Marine club in Menai to offer use of a stunning range of Chaparral and Monterey Boats to explore the coast.

Plas Coch is an area of natural beauty spread across 60 acres of Parkland creating spacious locations. The team at Plas Coch will be in touch Shortly to answer any questions you may have, and to offer you and your family the chance to experience the parks facilities and to sample our menu in the famous 1569 restaurant.

## Room Sizes

Entrance	2.25 x 1.56
Lounge	7.42 x 3.26
Dining area	2.89 x 3.26
Kitchen	4.73 x 3.26
Master bedroom	3.43 x 3.17
En suite	2.50 x 1.40
Bedroom 2	3.25 x 3.17
Bedroom 3	3.46 x 2.34
Bathroom	2.57 x 2.34
Walk In Wardrobe	1.89 x 1.86



## KEY FEATURES

### Exterior

- Paint coated chassis
- Mono-pitch roof design incorporating 8.5m x 3.5m timber decked roof terrace
- Galvanised guttering + downpipes
- Double glazed low-e glass uPVC Anthracite Grey windows and doors
- Composite glazed panel main entry door with Ultion high security lock

### Master Bedroom

- Vaulted ceiling with exposed timber ridge beams
- Chevron batten and painted feature wall
- Patterned Oak interior door
- Recessed ceiling spotlights + feature pendant lights to bedsides

### En-suite

- Large walk-in wet room shower with glass screen
- Rainfall and handheld multifunction shower heads with wall mounted controls
- Wall hung vanity sink unit with LED lit round wall mirror and shaver point
- Herringbone wood effect tiled floor with thermostatically controlled electric underfloor heating
- Patterned Oak interior door
- Fully tiled walls

### Second Bedroom

- Vaulted ceiling with exposed timber ridge beams
- Chevron batten and painted feature wall
- Patterned Oak interior door
- Recessed ceiling spotlights + feature pendant lights to bedsides

- Wall mounted tv aerial and power point

### Third Bedroom

- Recessed ceiling spotlights + bedside lamp
- White Oak wood panelled feature wall
- Patterned Oak interior door
- Wall mounted tv aerial and power point
- "Superior" fabric roman + venetian blinds

### Bathroom

- Freestanding modern slipper bath with wall mounted controls and filler
- Large walk-in wet room shower with glass screen
- Rainfall and handheld multifunction shower heads with wall mounted controls
- Wall hung vanity sink unit with LED lit round wall mirror and shaver point

### Lounge

- Vaulted ceiling with exposed timber ridge beams
- Chevron batten and painted feature wall
- Recessed ceiling spotlights
- Patterned Oak interior door
- Large electrically controlled roof window
- Aluminium bi-folding doors to decking area

### Dining Area

- Recessed ceiling spotlights + feature pendant
- Aluminium bi-folding doors to decking area
- "Superior" fabric curtains and blinds
- White Oak wood dining table with 6 Scandi styled bucket dining chairs
- White Oak effect wood flooring
- Designer flat panel radiator

### Kitchen

- Recessed ceiling spotlights + LED plinth lights
- Two-tone white with Oak edge cupboard doors
- Integrated appliances: 4 zone induction combo-hob with integrated central extractor, wine cooler, integrated dishwasher, integrated fridge freezer, integrated washer-dryer
- "Floating" semi-integrated appliances with back lit LED lighting: 2no integrated single ovens, integrated microwave, integrated warmer drawer
- Glass + stainless steel sink and drainer
- Wrap-over tiled kitchen island with 3 barstools

### Entrance + Corridor

- Vaulted ceiling with exposed timber ridge beams
- Feature pendant
- Two-tone white with Oak edge cupboard doors with bench seating, coat hooks and baskets to entrance
- Two leaf glazed patterned Oak interior doors to living area
- Cupboard in corridor with Worcester Bosch combi-boiler and ECU