



1 Pentre Coed Menai Bridge LL59 5RS
 Freehold Lodge
 £245,000

- Great Opportunity To Buy This Lifestyle Lodge
- 3 Bedrooms/2 Bathrooms/1 Reception
- Set On The Outskirts Of Menai Bridge Close To A55 Expressway
- Ideal Holiday Retreat Or Investment
- Decked Terrace & Entertaining Area Overlooking Woodland To Rear With Decked Veranda Terrace

To Front Aspect

- Chain Free
- Fully Integrated Kitchen
- Services Mains Electric, Communal Private Sewerage Water Treatment Plant, Central Heating - Electric

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Property Summary

A Fabulous Opportunity To Purchase This Scandinavian Lodge Located On The Outskirts Of Menai Bridge In A Tranquil Setting Being One Of 8 Similar Style Lodges On This Lovely Rural Park In The Fast Growing & Popular Holiday Location Set On The Isle Of Anglesey. The Lodge Would Make An Ideal Holiday Retreat Or Investment & Is Very Convenient For The A55 Expressway Along With The Super Beaches Of Pentraeth, Red Wharf Bay & Newborough Forest. The Lodge Boasts Two Decked Terraces To Front & Rear Along With Off Road Parking & Comes With The Added Benefit Of Having No Onward Chain.

The property benefits from electric night storage heating and double glazing & briefly comprises entrance hallway with door off into the living room and door into the ground floor bathroom briefly comprising corner shower cubicle with electric shower, low flush Wc, pedestal wash hand basin, recessed lighting, low maintenance flooring, window to side aspect. Continuing off the hall is a door into the living room with two windows to front aspect, window to side aspect, night storage heater, stairs to first floor accommodation and opening into the kitchen/dining area briefly comprising base and wall storage cupboards with complementary work surfaces, stainless steel one and half bowl sink with mixer tap, recessed lighting, built under electric oven with induction hob and extractor over, built under fridge and integrated dishwasher, integrated washer/dryer low maintenance flooring, opening to the dining area with door leading out onto the rear decking, windows to side and rear aspect and night storage heater.

The first floor comprises landing with doors off into airing cupboard with hot water cylinder, bedroom 1 with night storage heater, Velux window to side aspect and window to front aspect, bedroom 2 with night storage heater and window to rear aspect, bedroom 3 Velux roof light and completing the internal accommodation is the first floor bathroom briefly comprising panelled bath, low flush Wc, pedestal wash hand basin, extractor fan, Velux roof light and ceramic tiled flooring.

Externally

Neat lawned gardens to the front & side with a decked veranda terrace to the entrance together with ample off-road parking on a gravelled drive for several vehicles. To the rear of the lodge is a decked terrace & gravelled seating area overlooking woodland, ideal for entertaining and relaxing in, with rear access door through into the kitchen/dining Area.

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The Lodges On The Park Are Freehold & Each Of The 8 Owners Has A 1/8 Share With The Management Of The Park Run By The Owners (each owner is a director of the management company). The Approximate Cost Is £80 pcm Which Includes Maintenance Of Communal Gardens, Road & Fences Along With Maintenance Contract And Electricity For The Plant

AGENT'S NOTES

It should be noted that this property is available all year round. No restrictions on occupancy but cannot be primary residence. Please Also Note That Mortgages Are Not Available. The shared water treatment plant is overseen by the resident's management company. The property was built in 2007 & the double glazing to rear windows & door was completed in 2017. Mains connected smoke alarms installed.

LOCATION

The Pentre Coed development is set in a rural location with views of countryside and distant mountains. The lodge backs onto woodland and is approximately 1 ½ miles from the town of Menai Bridge on the beautiful Isle of Anglesey. The Park is close to the superb beaches of Pentraeth, Red Wharf Bay and Benllech and is within easy driving distance to the nearby A55 Expressway which allows easy access to the whole of the island as well as the Snowdonia National Park and the eastbound resorts along the North Wales coast.

EPC Link Below

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2026-5360-2024-1285>

Council Tax Band C £1790.32 - 2024/2025

Exact Location

what3words ///sloping.query.pebbles

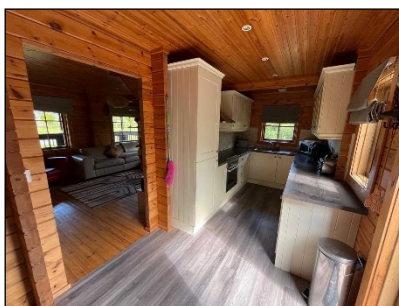
<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

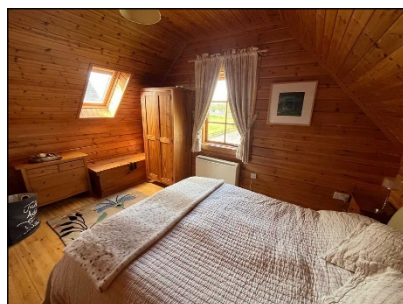
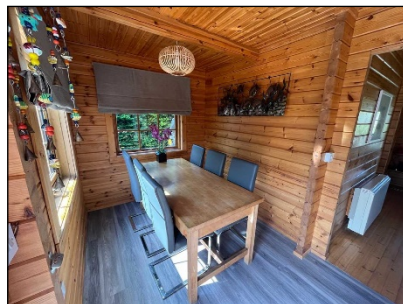
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Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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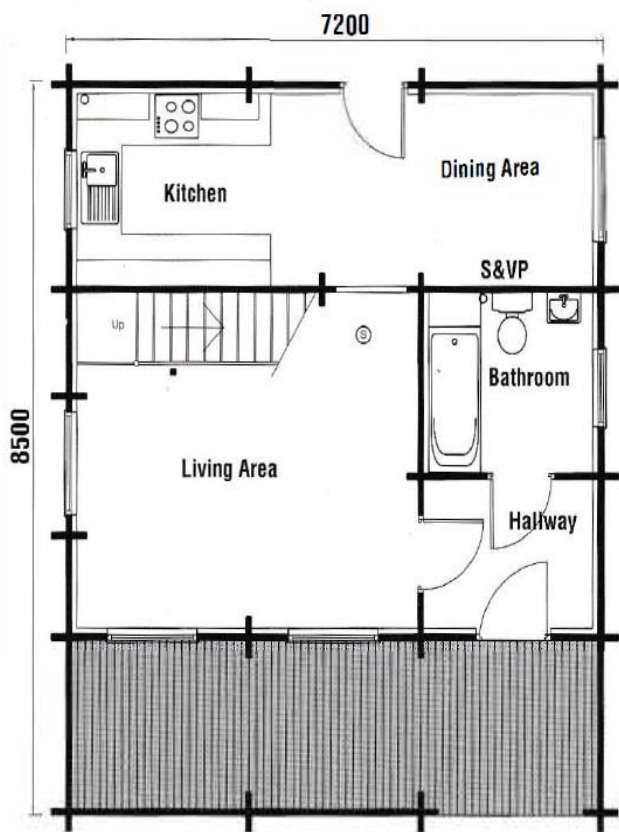
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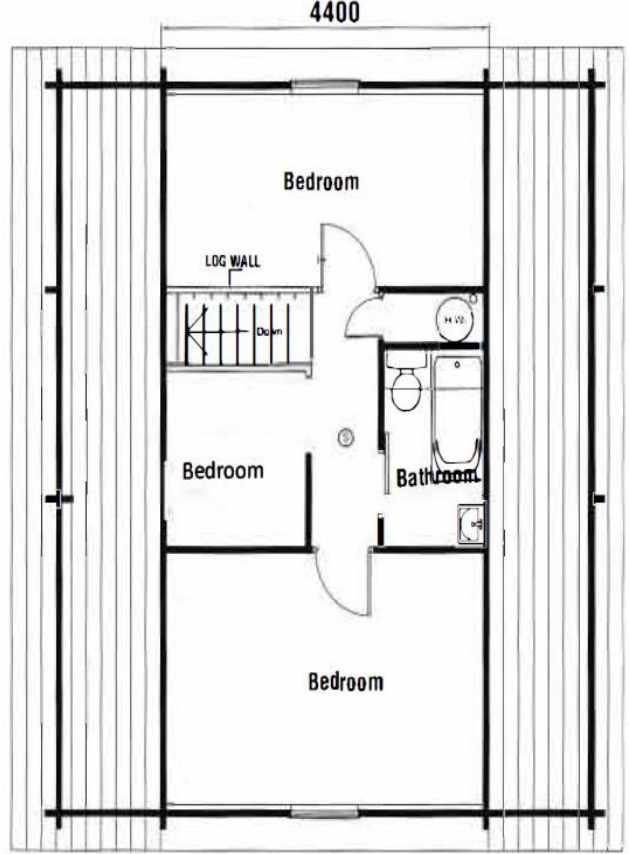


The Aspen

Three Bedroom 95.6m sq



Ground Floor



First Floor

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