

Cadnant, Anglesey Lakeside Lodges Llandegfan Menai Bridge LL59  
5SB  
Share of Freehold Lodge £385,000

- Superbly Positioned Scandinavian Style Holiday Lodge With Lakeside Access Via Jetty
- 3 Bedrooms/2 Bathrooms/1 Reception
- Substantial & Well-Established Holiday Income \*\*\*Fantastic Investment Opportunity\*\*\* GROSS INCOME £70,000\*\*\*\*\*
- Two Decked Terraces With Hot Tub
- Stunning Views Overlooking Lake With Farmland To Rear
- Ample Off-Road Parking For Several Vehicles
- Services Mains Electric, Mains Water, Private Drains, Central Heating Piped LPG Gas Fired

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## Property Summary

\*\*\*Fantastic Investment Opportunity\*\*\* Occupancy Is Around 94% And Gross Income Is Around £70k\*\*\*\*\*

A superbly positioned Scandinavian style holiday lodge, situated on a small, select and highly desirable holiday development, having direct lakeside frontage. This three-bedroom, two-bathroom lodge enjoys an idyllic position with small jetty extending onto the lake and enjoying a good amount of privacy to the rear. To the front are garden areas to relax in and ample off-road parking to the side and rear of the lodge. Another eye-catching feature of the lodge are the two decked terraces at the front perfect to relax and enjoy, that also include a hot tub.

Cadnant Lodge enjoys an enviable private position, bounded by the lake to the front and farmland to the rear. With quick access from the A55 coast road it is easy to understand why such a high occupancy is achieved especially when you consider the fantastic outlook over the lake, the quality of accommodation offered at the property and the close proximity the lodge has to the beaches in Benllech and Red Wharf Bay [less than 5 miles away] the popular restaurants and public houses of Beaumaris (4 miles away) Menai Bridge (2 miles away) and the tourist attractions of Snowdonia and Anglesey on its doorstep.

Contents are available by negotiation. It currently trades as a highly successful holiday let, through Hoseasons holiday letting agency (exclusive Autograph range) with gross income of £70,000 pa. Viewing only by appointment with the selling agent.

The accommodation that benefits from piped Lpg gas central heating and double glazing & briefly comprises decked terrace with door leading into the entrance vestibule with door through into the hall area leading into the spacious open plan lounge with windows to front and side aspect, sliding doors out on to the terrace, stairs to first floor accommodation and opening leading off into the kitchen/diner area with a contemporary style fitted kitchen briefly comprising base and wall storage cupboards with complimentary work surfaces, built in electric oven with touch control hob and glass chimney style extractor over, integrated fridge/freezer & housed central heating boiler, free standing dishwasher and space for washing machine, windows to side and rear aspect and door leading out onto the rear garden area. Continuing through into the dining area is ample space for table and chairs with windows to both side and rear aspect. Continuing off the inner hall off the lounge are doors to a ground floor bedroom with windows to both front and rear aspect and completing the ground floor accommodation is a contemporary fitted bathroom suite comprising a walk-in shower, low flush Wc and pedestal wash hand basin, together with useful built-in cupboard.

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The first floor briefly comprises a part vaulted landing area with door off into storage cupboard, together with a separate useful landing storage cupboard, Velux roof light, L shaped bedroom en suite shower room with French Style doors onto Juliet style balcony boasting absolutely stunning views overlooking the lake along with two Velux roof lights. A door then leads you through into a very light en suite shower room briefly comprising shower cubicle with multi jet options, low flush Wc and pedestal wash hand basin, chrome heated towel rail & a Velux roof light and completing the first-floor accommodation is bedroom 3 with access to loft aspect, access to eaves and window overlooking farmland to rear aspect.

#### Externally

Situated at the very end of a track with no passing traffic, there is ample off-road parking for several cars to both the front and side with a neat lawned area to the front together with two slightly elevated decked terraces with plenty of seating areas with hot tub included and ample space for garden furniture and tables and chairs to enjoy the sunshine together with stunning views overlooking the lake. To the side and rear are neat and tidy low maintenance gardens with shed, along with plenty of open space for picnic style garden furniture and backing onto the gardens is open countryside.

Investment Details - At present, the Lodge trades very successfully as a holiday let, achieving nearly all year-round occupation (94%). Present trading figures show a gross income in the region of £70,000 a year. Further details can be made available to bona fide purchasers only, to include charges relating to cleaning, laundry and garden maintenance etc.

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. All the owners will be part of a highly professional and organised management agency running the whole park.

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 which includes a healthy sinking fund.

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.

Services - Mains water and electricity. Piped LPG propane gas supply from communal tank shared with other lodges, but separately metered.

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

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Tenure - Leasehold - Share of Freehold

#### Agents Notes -

The lodge has had new windows installed 2022/2023 along with an extended balcony & veranda including addition of porch and larger bathroom upstairs and remodelling internal walls. (2018-2022)

Also note -

New Boiler 2017

Smoke detectors x 4 – serviced 6 monthly.

Carbon monoxide monitor in kitchen.

Fire safety assessment completed and reviewed annually.

In consideration of the use of the Lodge, viewings to be fitted around guest bookings on changeover days

Council Tax Band - Small Business Rate Relief £0

Broadband Up To 414 Mbps

#### Exact Location

what3words ///lace.arching.seabirds

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

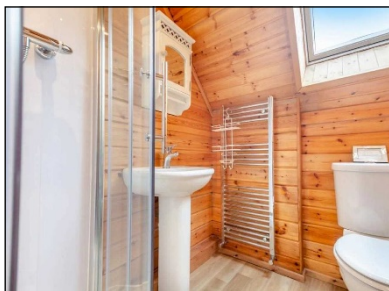
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### 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.



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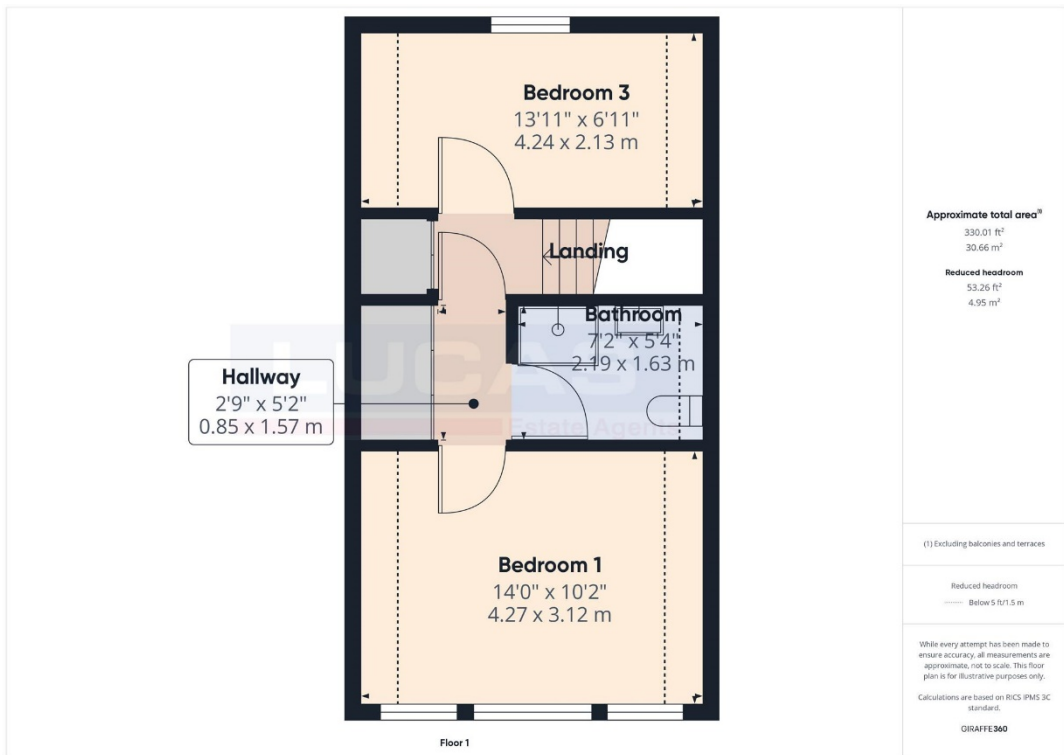
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9542-3908-3200-1454-6204>



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