

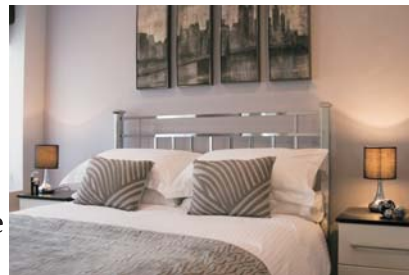
Lakehouse Holidays

Tyddyn Sargent • Tynyngogl • Benllech • Isle of Anglesey • Gwynedd • LL74 8NT • 01248 853024

Ty Llyn (Lake House)

The cottage, with minimalist décor, is a single storey building comprising of the following:

- **Two, twin bedded rooms** with 3' single beds and white bedroom furniture consisting of wardrobe, dressing table, mirror & hair dryer.
- The **master bedroom** is a good size with an en-suite bathroom and tastefully furnished in black and white décor. A "king-size" wrought iron double bed is the focal point of the room, decked with pure cotton sheets, pillows, duvet and throws.
- The **large living room** is open plan, with one French window and magnificent views over the lake. The room is enhanced with a 32" flat screen TV and DVD with cinema-style surround sound, along with a beech dining table and chairs.
- A luxurious **kitchen** in beech with dual fuel range, microwave, dishwasher, fridge and freezer.
- A **shower room** has been designed as a wet room with power shower, W.C., washbasin, heated towel rail and shaver point.
- The cottage has carpeted floor covering in the bedrooms, tiled in bathrooms and laminate floors in the hall, kitchen and lounge. There is oil-fired **under floor heating** throughout.
- Outside access is a ramped front entrance, with a decked patio overlooking the lake.
- All rooms are wheelchair accessible





Lakehouse Holidays

Cottage booking details and conditions

Cottage	The cottage sleeps up to six people comfortably in three separate bedrooms, one "king-size" bed, and en-suite, second bedroom is a double and the third is a twin. The cottage is let as a holiday home and is not to be used for any other purpose.
Children:	Children are most welcome
Dogs	A maximum of two dogs are allowed in the cottage. They must be well-behaved and kept off furniture and beds. Dogs are not allowed to be left unattended in the cottage or garden at any time.
Arrival & departure	The weekly let starts from 3 pm Friday on the date of arrival to 10 am Friday on the date of departure.
Utilities:	The cost of all power, heating and lighting is included.
Internet:	For those bringing a laptop there is FREE internet provision.
Linen:	All bed linen and towels are provided free of charge. (please note 1 large and 1 small towel per person per week). Bathrobes and slippers are also provided.
Cleaning:	The cottage is cleaned between lets; however, please do leave the cottage as you would wish to find it.
Laundry Room	We now offer all residents washing (charge of £4) and drying (charge of £1 per 20 mins) facility.
Keys & directions:	Directions maybe taken from our website www.lakehouseholidays.com "How to find us". Keys will be made available to you on your arrival.
Deposit:	A security deposit of £100 per booking is required. This will be returned in full providing no damage has been caused during your stay.
Rental & payment	Please call to check availability for early or late season breaks, or for details of the out-of-season weekly or weekday/weekend break rentals for the cottage, which will be payable in full six weeks prior to the commencement of the holiday. Please make cheques payable to K & J Twist.
Cancellation:	In the unfortunate event of cancellation, efforts will be made to find a replacement booking. Only if successful in rebooking the cottage, the deposit and the rental will be refunded.
Insurance:	It is strongly recommended that insurance is taken out to cover not only the possibility of cancellation but also any damage caused or breakages, accidental or otherwise, for which the tenant is responsible.
Free fishing	One person from the party is given free fishing when the booking is for 7 days or more, any other person fishing will be charged on a day ticket rate.
Hot Tub	There is free use of the hot tub for the residents of Ty Llyn. The hot tub water is maintained at approximately 40 deg C and contains appropriate chemicals to maintain a hygienic environment. To avoid the risk of dehydration or overheating, we ask that NO children under the age of 8 years use the hot tub. In addition, any children over the age of 8 years should be supervised at all times to reduce the risk of drowning and should be restricted to a maximum of 20 minutes per day in the tub. Finally, anyone in the early stages of pregnancy, with heart disease, diabetes, low or high blood pressure or any serious illness should use the hot tub with caution, and are advised to seek the advice of a doctor beforehand.



Booking Form

Please complete the form and return to K & J Twist, Lakehouse Holidays, Tyddyn Sargent, Tynyngogl, Benllech, Isle of Angelsey, Gwynedd, LL74 8NT.

Name:.....

Address:.....

.....

.....Post Code.....

Telephone: (Day)..... (Evening).....

Mobile.....

Email.....

I wish to book Tŷ Llyn at Lakehouse Holidays

Commencing from to

Numbers in group: Adults..... Children..... Cars..... Dogs.....

Remittance Advice

I enclose a cheque for the security deposit of £100 for the booking **made payable to K & J Twist**.

I agree to pay the cottage rental of £ in full six weeks before the start of the holiday booked.

I understand and agree to comply with the booking conditions.

Signature:..... Date:.....

www.lakehouseholidays

www.angleseyfishery.co.uk

info@lakehouseholidays.com