

Address: Tyddyn Sargent • Tynyngongl • Benllech • Isle of Anglesey • Gwynedd • LL74 8NT •
Tel: 01248 853024 • **Email:** info@lakehouseholidays.com • **Web:** www.lakehouseholidays.com

Ty Menyn (Milk House)

The two-story cottage, with minimalist décor, comprises the following:

- The sumptuous master bedroom is tastefully decorated and furnished with a Juliet balcony to provide wonderful views of the lake and glorious sunsets on those long summer evenings. A kingsize divan with a black quilted high board is the focal point of the room, decked with pure cotton sheets, and plum and fuchsia throws. There is a large mirrored wardrobe, a wall cupboard with a wired in hairdryer and two plum velvet chenille tub chairs finish the room superbly.
- One twin-bedded room (on the ground floor) with two 3' divan single beds and a grey and black "click clack" daybed. There is a large four door mirrored wardrobe, dressing table with hairdryer and a set of drawers. A patio door leads from the room out to the garden and secluded patio area.
- A tiled shower room located on the ground floor. The room comprises a cubicle shower with power shower, WC and wash basin.
- A large, open plan living room/ dining area. The focal point is a contemporary tiled fire place, which houses a wood-burning fire. There is also a wall-mounted 42" flat screen TV with a Blu-ray disc player and a CD/radio for your use. The furnishings include a velvet chenille peacock blue 2 seater settee and arm chair along with two contemporary swivel chairs for comfort.
- A luxury kitchen in cream and brown high-gloss finish, which is fitted out to a high standard. There is a microwave, dishwasher, fridge and freezer, single oven and ceramic hob. There is a breakfast bar with two high stools. Glass dining table and chairs for four persons.
- A mixture of tiled, laminate and carpeted floor coverings. Heating is provided using a combination of oil-fired under floor heating and conventional radiators.
- Outside access to a secluded patio area, amidst a garden with lovely views of the lake. Ample car parking is also available.

*Please note: Due to different floor levels, this cottage is not suitable for wheelchair users or children under the age of 5.

Lakehouse Holidays

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Cottage booking details and conditions

Cottage	The cottage sleeps up to 4 people comfortably in two separate bedrooms, one with a double bed and one with two single beds, plus a bed-chair in the upstairs study. <u>Bookings of more than four persons by prior arrangement only</u> 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:	Wi-fi is freely available but can be intermittent, especially if there are several users on the site.
Linen:	All bed linen and towels are provided free of charge
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 and drying facilities
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. Sat Nav users please input LL74 8NT .
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 and no excessive cleaning is required.
Rental & payment	Please call to check availability for early or late season breaks, or for details of the outof-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. <u>Please make cheques payable to K & J Twist.</u>
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.



Booking Form

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

Name:.....

Address:.....

.....

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

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

Mobile.....

Email.....

I wish to book Ty Menyn Cottage at Lakehouse Holidays

Commencing from to

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

Remittance Advice

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

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

I understand and agree to comply with the Booking conditions.

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

To keep up to date with our latest news and special offers, please tick the box. ☐

