



# Cape Villa Collection

## LLANDUDNO BLUE

This contemporary take on the classic beach house nestles in a nature reserve overlooking the sparkling white sands of Llandudno beach, with direct access to the beach via a private pathway leading from the lower pool deck.

The upper entrance level of this private home comprises master bedroom en-suite, an expansive living and dining area with full length sea-facing deck, all entertainment amenities including DStv, audio visual equipment and Wi-Fi access, large open plan kitchen and guest ablutions.

A sheltered rear deck features a swimming pond.

The lower pool level has two further bedroom suites - both with spacious en-suite bathrooms and sea-facing sliding doors opening out to the view. There's a 3<sup>rd</sup> bedroom with access to guest ablution and laundry cupboards for hanging clothes. There's a light filled lobby and guest lounge, self catering kitchen, additional guest ablutions and laundry complete this entertainment level.

Environmental concerns have been addressed with state-of-the-art insulation, green waste disposal facilities, rainwater recycling and a grey water irrigation system. Air-conditioning. Central, built-in, vacuum cleaning system. Uncovered, off-street parking for 4 vehicles. The whole garden is indigenous. Not suitable for children under 6 years. Serving available week days.

This private home is on the market for sale, so is only available for rental 3 months in advance and discrete viewing by potential buyers will be required at a time suitable to all and limited to once / week where possible.





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