

CVC CAPE VILLA COLLECTION

Two Berry House – Llandudno, Cape Town

Sleeps	8	Pool	Private pool
Bedrooms	4	Views	Sea
Bathrooms	4	Beach	± 100m



Summary

A wonderful family home just a minute from the white sands of Llandudno Beach. Watch the sunset from the deck or enjoy sundowners on the rocks just in front of the house or engage in breath-taking nature walks in the mountains nearby.



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Living

The front lounge is light and airy with beautiful exposed trusses and sun streaming through the doors. Offering stunning views out to the mountains and sea. The sun-downer deck leads off the lounge and timber decking runs the length of the house creating a lovely sociable walkway to enjoy the garden and pool below. The heavy shutters create filtered light in the hot afternoons. Perfect for family summer holidays.

The farmhouse kitchen has a large sociable table and an open plan feel. Look at the ocean whilst cooking up a special family meal on the French Rosieres double gas oven. Family room with TV is adjacent to the kitchen. The double doors open onto the timber walkway with views of the garden and extra space to enjoy reading and relaxing.



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Leisure

The outside entertainment area with open fireplace to cook in (and Weber available) is sheltered from the summer winds and offers direct access to the kitchen as well as a staircase leading down to the garden. Sparkling pool with step running around the inside for toddler enjoyment. It is fully walled and gated. Enjoy a day at the pool or a day on the pristine beach 100 metres from the house.

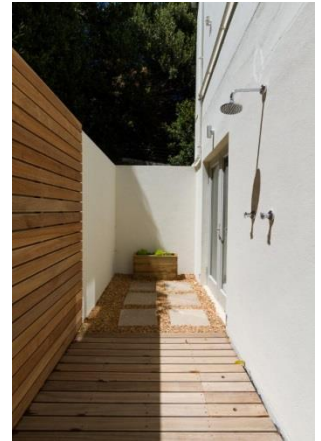




Bedrooms & Bathrooms

Bedroom 1	Main Bedroom is on ground floor with queen sized bed. Double doors lead onto the garden.
Bedroom 2	A queen sized bed. Double doors lead onto a private balcony
Bedroom 3	2 Single beds with shuttered sash windows.
Bedroom 4	2 Single beds with shuttered sash windows
Bathroom 1	En suite bathroom with separate unroofed shower room
Bathroom 2	En suite bathroom with bath, shower and toilet
Bathroom 3	En suite with shower and toilet
Bathroom 4	En suite with shower and toilet

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Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> • Gas hob-electric oven • Fridge-Freezer • Microwave Oven • Kettle • Toaster • Coffee maker • Dishwasher
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron
Indoor:	<ul style="list-style-type: none"> • Dining seating for 8 guests • Fireplace • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • TV with DStv (satellite channels) • Music system • Wi-Fi internet (capped)
Outdoor:	<ul style="list-style-type: none"> • Swimming pool • Swimming pool heating available on special request by prior arrangement at additional cost • Pool Gate • Sun loungers

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	<ul style="list-style-type: none"> • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Wood-fire)
Children:	<ul style="list-style-type: none"> • Gate to restrict access to pool area
Safety remarks:	<ul style="list-style-type: none"> • Swimming pool gate for toddler protection
Parking:	<ul style="list-style-type: none"> • Garage parking for 2 cars • Off-street parking for 2 cars
Security:	<ul style="list-style-type: none"> • Fully enclosed property • Alarm • Beams and electric fence • Connected to armed response



Servicing

House Keeping:	<ul style="list-style-type: none"> • 1 times per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
Pool Service:	<ul style="list-style-type: none"> • 1 times per week
Garden Service:	<ul style="list-style-type: none"> • 1 times per week

Reservations

Rates & Availability:	<ul style="list-style-type: none"> • are subject to final confirmation
Lease:	<ul style="list-style-type: none"> • a standard rental agreement applies
Booking Deposit:	<ul style="list-style-type: none"> • a 50% deposit is required to confirm a booking
Booking Fee:	<ul style="list-style-type: none"> • applies – on booking confirmation invoice
Breakage Deposit:	<ul style="list-style-type: none"> • applies – due prior to arrival

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GPS Co-ordinates

34° 0'32.02"S

18°20'34.77"E

