



# Welcome Home

**Lyons Holiday Park - Kingsley**  
**3 Harlech Castle,**  
**Marine Road,**  
**Pensarn, Abergele LL22 7PR**

Tom Armstrong 07896 157 525  
 Stacey Armstrong 07717 293 393

The park boasts views of the North Wales coast against a backdrop of green countryside. Set in the heart of nature, Kingsley is popular among cyclists, ramblers, hikers - and those just looking for a slice of seclusion near a popular tourist hot-spot.

With the mountains to one side and the sea to the next, there's plenty of coastal and rural activities for our guests to explore at their own pace.

Located just off the A55 and within easy driving distance of Cheshire and the North West, Lyons Kingsley Holiday Park is easily accessible and fabulously located.

Stay up to date, Covid Update Information – <https://gov.wales/current-restrictions>

## **Location**

Located just a couple of miles north from the bustling heart of Towyn. This unique and rural development has now enabled us to offer seclusion, peace, and serenity as part of our Lyons lifestyle promise

Enjoy these views undisturbed from your luxury holiday, or explore the nearby seaside resorts of Towyn, Rhyl, Prestatyn and Llandudno - all within 15 miles of Kingsley Holiday Park.

## **Directions .**

From the A55, take junction 24 from N Wales Expy / A55. Merge onto A547, ABERGELE / RHUDDLAN. Follow A547 to Marine Rd / A548 in Pensarn.

At the roundabout take the 2<sup>nd</sup> exit / straight over onto Rhuddlan Road. Continue past the Yacht pub on your left for 0.1m. Kingsley Caravan Park will be on your left directly opposite the old Pensarn Church. You will be given a key code access for the barrier. Once inside the park turn immediately right posted as Harlech castle.

The Caravan is located pitch 3 on your left-hand side.



### **Caravan rules**

- Cleaning. All pots, pans oven trays and utensils are available for you to use if you agree to leave them clean as you found them and put away. Please note, any dirty pots will be charged an extra cleaning fee.
- Pets - 1 small Pet per booking, you must provide pets bedding and bowls. No towels bedding or linen to used for a pet.
- Pets – Are NOT allowed in the bedrooms
- Smoking is not allowed
- Check in time: 15:00
- Check out time: 10:00
- Noise must kept to a reasonable volume at all times due to neighbours.
- No parties
- No hen or stag groups
- Only registered guests are permitted in the property
- Max 2 cars per booking
- Food only to be consumed in the kitchen / dining area
- All waste including food should be put out in the bins provided on departure.

**Remember to bring towels, and all bed linen inc pillow cases.**

**You must use a flat or fitted sheet on each mattress including the pull out bed.**

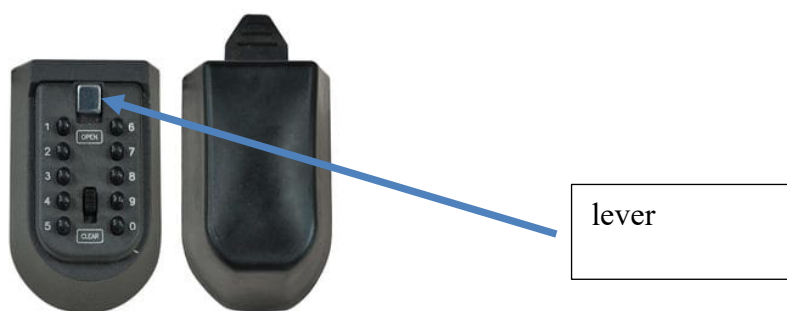
**Soiled quilts, pillow and mattress' will be replaced and charged in full**

### **Check in information**

The key safe is located to the right side of the door under a black rubber sleeve.

The code will be sent via text and email on the check in day as it is changed after each booking

Enter the code and pull down the silver lever, remove from wall.



**Checking out** Please return the key to the key safe by entering the key code, hold down the centre lever and push back into the slot on the wall



### Supermarkets (nearest first):

1. Premier Convenience Store – walking, turn left leaving the park.
2. Co-op Short walk away turn right leaving the park.
3. SPAR in Abergele
4. Tesco, Abergele
5. Asda in Rhyl
6. Sainsburys in Rhyl

### Waste Disposal

In the corner of the park you will find large blue bins. If you are coming in the park from the barrier turn right. The recycling is sorted at a depo off site, so you can mix your waste. Please leave the house free from rubbish and waste including food.

### Things to do: Please check with the venues about the latest restrictions

1. Surf Side Amusements a short walk away great value and family Bingo
2. Knightly's Funfair, Bars and Taco Bar, Towyn
3. Tir Prince Raceway Family Funfair, Towyn
4. Zip World, it has 3 sites. You can book online.
5. Welsh Mountain Zoo in Colwyn Bay.
6. Greenwood Family Park on Anglesey.
7. Surf Snowdonia - surfing lessons.
8. Newborough Forest Park, Anglesey, LL61 6SG - There's a walking trail & a bike quest plus it's at the beach. Entry priced per car
9. Take the tram from Llandudno up the Great Orme plus cable cars.
10. The Arcades on the pier in Llandudno.
11. SC2 Rhyl, the new waterpark & Tag Active.
12. Vue Cinema – Rhyl
13. Cineworld - Llandudno Junction.
14. Boat trip to Puffin Island. You will see seals, puffins & sometimes dolphins. It goes from Beaumaris Pier on Anglesey if you do the 90 minute cruise with Seacoast Safaris
15. Sea Quarium Rhyl - open daily, £7.50 adult £6.50 children under 3's free.







## Site Map



## Important Rental Information

**Liability.** We shall have no liability for any death, personal injury, damage or loss of personal property in any event during the booking

**Injury, Loss or Damage.** The use of the property and its equipment is entirely at the Client's risk. We do not accept responsibility for injury sustained by the Client and/or a member of his or her party, nor for loss or damage to their belongings including motor vehicles.

**Noise and nuisance bookings. Security patrols.** We want you to have fun but please be considerate of other caravan owners at all times. To keep noise at a low level and not play music loud or outdoors past 9pm. Please appreciate other owners gardens and boundaries and only use designated footpaths. Failure to comply with these points can be a breach in park rules and you may be asked to leave the park by security. No refunds will be given in this instance.

**Pets** we only permit 1 small well behaved pet. Guests must provide the pet with a bed and food and water bowls and not use any towels, linen or food bowls provided at the caravan for the pet. Pets are not allowed in the bedrooms or on any furniture. Any mess left in the caravan or additional cleaning required will be charged additionally at a reasonable rate at the owners discretion.

I will at all times respect the owners caravan and leave the property clean, tidy and free from waste including the removal of all food by using the onsite refuse facilities.





## TERMS & CONDITIONS

**Period of Let.** The Let will commence at 3pm on day of arrival and will terminate at 10am on day of departure. The property is let for holiday purposes and only to the persons named on the booking form.

We operate a strict '1 Small Pet only' Policy. All properties are "no smoking" properties. We regret that the operation of drones or quad bikes are not permitted

**Booking and Payment.** A booking is accepted following completion of the booking form and confirmation of availability. Unless otherwise agreed, a deposit of £100 is payable when a booking is made. The balance of the hire charge shall be payable 4 weeks before the commencement of the letting period. If the balance is not received by this date, we will be entitled to re-let the property and the deposit will be forfeited by the Client. For bookings made less than 6 weeks in advance, full payment is required at the time of booking. Once the booking is confirmed, the Client is responsible for the full hire charge. Acceptable methods of payment are, Bank Transfer, Cash, for debit and credit cards a paypal payment request can be requested.

**Cancellations.** Should the Client wish to make a cancellation, we will seek to re-let the property for the hire period. If successful in doing so, a full refund will be issued. If not, the deposit will be forfeited by the Client. If the cancellation occurs less than 4 weeks prior to hire and we are unable to re-let for the period, then the entire hire charge will be forfeited by the client.

**Availability.** If the property cannot be made available for the period booked due to events beyond the Owners' control and the Owners are forced to cancel the booking, the hire charge will be refunded in full and the Client will have no further claim against us.

**Services.** Electricity, heating, is in the hire charge. Electric cars of any type, electric scooters, hover scooters and other such items are must not be charged at the property without written confirmation and agreement this may include an additional cost.

**Number of Persons using the Property.** The number of persons occupying the property should not exceed 6. Subletting is strictly prohibited. Only guests pre named on the booking form are allowed in the caravan at anytime due to insurance purposes. If this policy is breached you will be asked to leave the caravan immediately and forfeit any payments made. If the names or your party changes please contact us.

**Complaints and Problems.** Should there be any problem or cause for complaint during or after the letting period, please contact [tarmstrong@hotmail.co.uk](mailto:tarmstrong@hotmail.co.uk) and we will endeavour to rectify the problem.

**Breakages or Damage.** For the benefit of the next guests staying in the property, please advise us of any breakage or damage that occurs during your stay. Accidents do happen and we do not charge for minor breakages or damage which occur as a result of normal use but reserve the right to charge reasonable payment for breakages or damage which occur as a result of reckless or deliberate misuse. Any missing items must be paid for in full. A charge up to a maximum of £500 may be levied to cover any breakages and/or damages.

**Care of the Property.** It is the Client's responsibility to take reasonable and proper care of the property, its furniture, pictures, fittings and effects in and around the property and leave them in the same clean and tidy condition and state of repair as they found them. In exceptional circumstances, additional cleaning charges will be imposed depending on the state of the property at the end of the letting period. It is also the responsibility of the Client to ensure that the property is left secure at all times when it is unoccupied during the period of let.

**Pets** we only permit 1 small well behaved pet. Guests must provide the pet with a bed and food and water bowls and not use any towels, linen or food bowls provided at the caravan for the pet. Due to cleaning turn arounds no pets are allowed in the bedrooms or on any furniture. Any mess left in the caravan or additional cleaning required will be charged additionally at a reasonable rate at the owners discretion.

**Food and drinks** only to be consumed in the kitchen and dinning areas strictly no food and drink allowed in the bedrooms.

**Noise and nuisance bookings.** Security patrols. We want you to have fun but please be considerate of other caravan owners at all times. To keep noise at a low level and not play music loud or outdoors past 9pm. Please appreciate other owners gardens and boundaries and only use designated footpaths. Failure to comply with these points can be a breach in park rules and you may be asked to leave the park by security. No refunds will be given in this instance.

**Liability.** We shall have no liability for any death, personal injury, damage or loss of personal property unless this results from our own negligence.







Injury, Loss or Damage. The use of the property and its equipment is entirely at the Client's risk. We do not accept responsibility for injury sustained by the Client and/or a member of his or her party, nor for loss or damage to their belongings including motor vehicles.

Right of Entry. We reserve the right of entry to the property at all reasonable times for the purposes of inspection or to carry out essential repairs, cleaning and maintenance.

Waste and cleanliness the caravan is to be free from all waste and refuse on departure by using the refuse facilities on the park.

Children must be supervised at all times the owners accept no responsibility for any accidents of any kind. If any item appears to be faulty or broken the guest is responsible for making the owner aware as soon as possible.

I agree to comply with all Park and site rules and behave in a respectable manner to all staff neighbours and owners at the park.

Contract of Hire. This Contract of Hire is between the Client and the owners of the property Mr T Armstrong.

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