





Bryn Du, Ty Croes, Anglesey - £775,000

 **Rhosneigr Property**
RHOSNEIGR'S LOCAL ESTATE AGENT

KEY FEATURES

- FABULOUS PANORAMIC VIEWS OF COUNTRYSIDE, COAST AND SEA
- CLOSE TO THE MOST POPULAR TOWN OF RHOSNEIGR
- DETACHED EXECUTIVE HOME WITH VERY SPACIOUS ROOMS
- GRAND RECEPTION HALLWAY AND GALLERY LANDING
- OPEN PLAN CONTEMPORARY KITCHEN WITH DINING AREA
- ALL SEASON CONSERVATORY
- SOUTH WEST FACING LOUNGE WITH MULTI FUEL BURNER
- UTILITY ROOM AND GROUND FLOOR WC/SHOWER ROOM
- THREE LARGE BEDROOMS ALL WITH EN SUITES
- OIL FIRED CENTRAL HEATING
- GARDEN
- LARGE PARKING AREA FOR SEVERAL CARS, BOATS, MOTOR HOME OR CARAVAN
- SEPERATE ANNEXE
- GREAT POTENTIAL FOR A HOLIDAY LETTING BUSINESS OR EXTENDED FAMILY ACCOMMODATION



This attractive executive home is located in the heart of a small hamlet - Bryn Du, which is very close to the nearby popular resort of Rhosneigr. The House has been built to an individual design and offers very spacious accommodation over two floors. The property has a gated access leading to its own private drive, providing parking for many vehicles and ample turning space. The front door opens into a Grand Reception Hallway in the heart of the house with a hand crafted staircase leading to the Gallery Landing. Currently the most popular living area is the spacious open plan Kitchen and Dining Area which then opens into the all season conservatory, off the kitchen is the Utility Laundry and then a WC with shower and wash hand basin.

The Lounge is a beautiful room having views far reaching across fields and then of the coast beyond and the sea. Added comfort is gained from a large Multifuel Firefox Burner set onto a slate heart. The Second Reception Room has multiple uses as a separate Dining Room or Office or Ground Floor Bedroom . Upstairs is a spacious landing allowing access to all bedrooms, each of them having their own En Suites. The Master Bedroom is particularly impressive with its views and the access to the private balcony. The Annexe is a separate building and has great potential to become holiday accommodation or independent living space as it already has a kitchen, shower room, living room and staircase to bedrooms. Rear enclosed gardens all face to south and south west with patio and lawn.

The location of the property means it is well serviced by all local amenities, including local shops, doctors, train station and all that the thriving community of Rhosneigr has to offer. The quiet location of Bryn Du means that it has the benefit of being only minutes drive from the beach and town of Rhosneigr, however it is a much quieter location, where you can enjoy the countryside and views. The property allows further opportunities to put in your own personality whilst benefiting from the high specification build. A viewing is highly recommended in order to appreciate this beautiful family home.











Total area: approx. 373.9 sq. metres (4024.8 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
 Plan produced using PlanIt3D

Accommodation:

Ground floor

Lounge: 6.6m x 5.1m

Study: 3.8m x 3.19m

Kitchen: 4.9m x 3.36m

Dining Area 4.9m x 4.0m

Utility: 2.4m x 1.87m

Shower room: 2.4m x 1.73m

First Floor

Bedroom 1: 6.6m x 5.1m

Bedroom 2: 4.0m x 3.19m

En Suite: 3.36m x 1.77m

Bedroom 3: 5.86m x 3.03m

En Suite: 4.1m x 1.77m

Bathroom 3.8m x 3.03m

