





Sandy Lane, Rhosneigr, Anglesey - £1,350,000

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

Swyn Llyr, Sandy Lane, Rhosneigr, Anglesey
LL64 5XA

- MODERN CONTEMPORARY HOME
- FABULOUS SEA VIEWS OVER THE BAY
- APPROX. 300 SQ.MT.
- FIVE BEDROOMS, ALL ENSUITE
- SPLIT-LEVEL LOUNGE/ DINING/ KITCHEN
- SEPARATE GYMNASIUM, GAMES ROOM, STUDY AND SNUG WITH ENSUITE
- LARGE SOUTH-WEST FACING BALCONY
- STUNNING INTERIOR
- UNDERFLOOR HEATING THROUGHOUT
- SOLAR WATER HEATING SYSTEM
- DOUBLE GARAGE



High up above the surrounding properties, Swyn Llyr enjoys commanding views over the bay. With the living accommodation and al fresco dining terrace on the first floor, its modern design and comfortable geometry sets it apart from other houses of this scale. With generous gardens all round this five bedroom family home combines practicality with a real sense of natural beauty. Separate

The accommodation briefly comprises a generous hallway, gymnasium, utility room, cloakroom, 4 bedrooms all with ensuite bathrooms and a double garage to the ground floor including a wet room. The first floor comprises a stunning split-level lounge/dining/kitchen, games room, study, principal bedroom with ensuite, additional guest bedroom/snug with ensuite and a large outdoor dining terrace. The property has an array of Solar Thermal panels providing hot water whilst an oil fired boiler provides space heating via an underfloor system. PVCu double glazed windows throughout.

Outside to the front there is parking and gardens and to the side and rear there are gardens.













Ground Floor

Entrance Hall

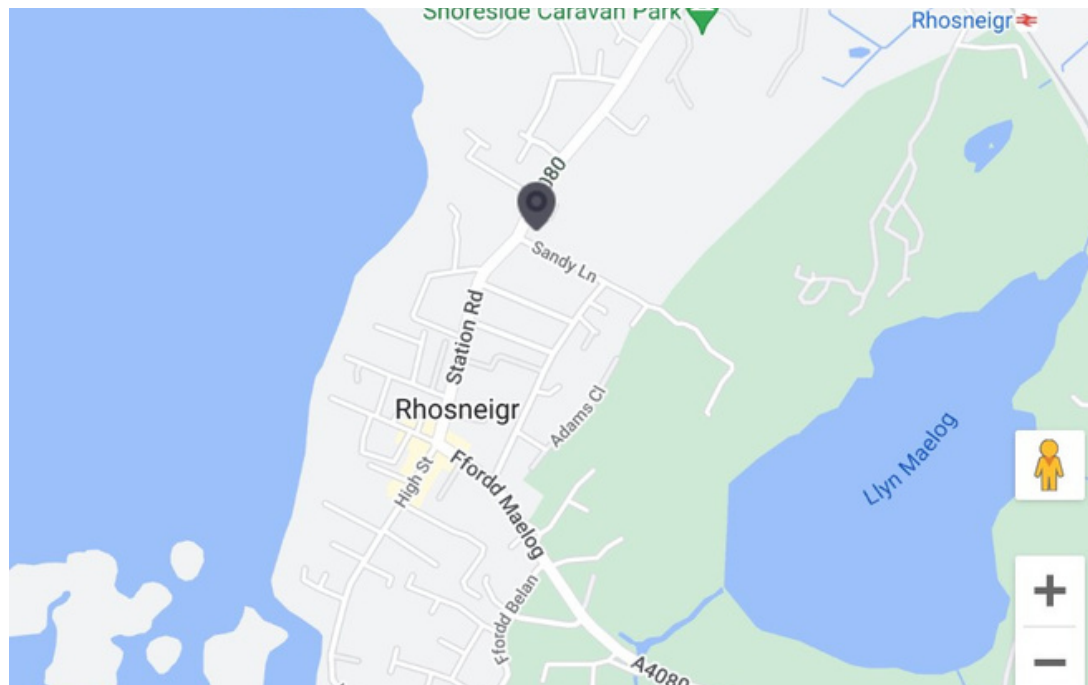
- Cloakroom 1.90m x 1.00m**
- Double garage 6.00m x 5.40m**
- Gymnasium 3.60m x 3.00m**
- Utility Room 2.90m x 2.50m**
- Master Bedroom 4.40m x 3.40m**
- Dressing Room 1.80m x 1.70m**
- Ensuite 2.60m x 1.80m**
- Bedroom 2 4.10m x 2.80m**
- Ensuite 2.90m x 1.40m (shared)**
- Bedroom 3 4.30m x 3.00m**
- Ensuite 2.90m x 1.40m (shared)**
- Bedroom 4 3.80m x 2.90m**
- Ensuite 2.90m x 1.50m**

First Floor

- Lounge/Dining/Kitchen 11.30m x 7.60m**
- Games Room 5.40m x 3.00m**
- Study 2.50m x 4.00m**
- Principal Bedroom 6.00m x 5.40m**
- Ensuite bathroom**
- Snug 3.80m x 2.90m**
- Ensuite 2.90m x 1.50m**
- Outdoor Dining Terrace 7.30m x 3.00m**

Tenure: Freehold

Total area: approx. 297.8 sq. metres (3205.5 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 PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		