





Beach Terrace, Rhosneigr, Anglesey - £1,395,000

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

3 Beach Terrace, Rhosneigr, Anglesey LL64 5QB

KEY FEATURES

- IMPRESSIVE BEACH FRONT PROPERTY
- RARE OPPORTUNITY TO BUY ON BEACH TERRACE
- EXTENDED AND REFURBISHMENT TO A HIGH STANDARD
- PANORAMIC SEA VIEWS
- DIRECT BEACH ACCESS FROM PRIVATE FRONT GARDEN
- OWNERSHIP OF THE BEACH TO MEAN HIGH WATER ALLOWING BOAT PARKING
- OPEN PLAN LIVING
- 6 BEDROOMS, 6 BATHROOMS
- MULTIPLE BEDROOMS WITH ENSUITE & DRESSING ROOM AND LARGE WET ROOM
- PRIVATE ROOF TERRACE
- FORECOURT WITH PLENTY OF PARKING FRONT & BACK FOR BOATS OR CARS
- 4 CAR GARAGE WITH INSULATED AUTOMATIC SLIDING DOOR
- OVER 4000 SQ.FT. OF ACCOMMODATION
- HEATING BY AIR SOURCE HEAT PUMP WITH SMART RADIATORS
- EPC RATING C
- NO ONWARD CHAIN

If you close your eyes and make a wish for a beachfront property, you might imagine something like this. one of Rhosneigr's rare front line properties with nothing in front apart from the beach and sea. This iconic Edwardian villa has been modernised to the highest standards, the results are simply breathtaking and a credit to its owners. It has all the features you could wish for in a beach house with stunning marine views from all four levels.

The property comprises six bedrooms with five en suites. There is a further bathroom on the ground floor and a large wet room also directly accessible from the rear via the garage / boat store . To the first floor there is a kitchen / diner / lounge with feature glazed stairwell bringing light into the landing. Additional lounge / TV room with bi fold doors to the private roof terrace. On the second floor there is a Principle Bedroom Suite with ensuite and duplex lounge / study overlooking the bay. The third floor or loft conversion is dual aspect and gives more views of the bay whilst catching the morning sun.

There is private parking for 10 cars, 4 in the garage, 3 on the forecourt to the garage and 3 at the front. Boat parking on forecourt to the garage with three secure locking eyes. Front garden with sitting out area on seafront with steps down to the beach. Ownership of the beach to mean high water allowing boat parking on the beach and access. The heating and hot water is provided by an air source heat pump with high efficiency smart radiators.



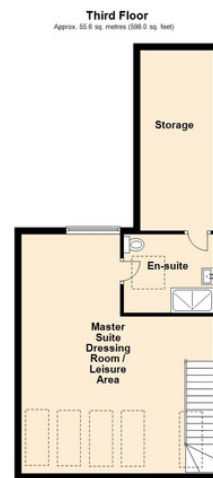
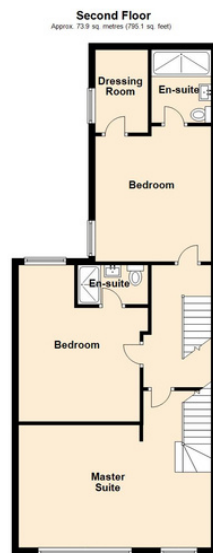












Total area: approx. 386.9 sq. metres (4164.0 sq. feet)

Room Measurements

Ground Floor

| | |
|----------------|--------------------------|
| Porch | 1.76m x 1.77m |
| Hallway | 1.80m x 7.52m |
| Cloakroom | 2.50m x 2.49m |
| Bedroom | 4.02m x 4.08m (into bay) |
| Ensuite | 1.74m x 1.90m |
| Bedroom | 4.01m x 3.67m |
| Ensuite | 1.73m x 1.88m |
| Rear Staircase | |
| 4 Car Garage | 9.40m x 6.06m |

First Floor

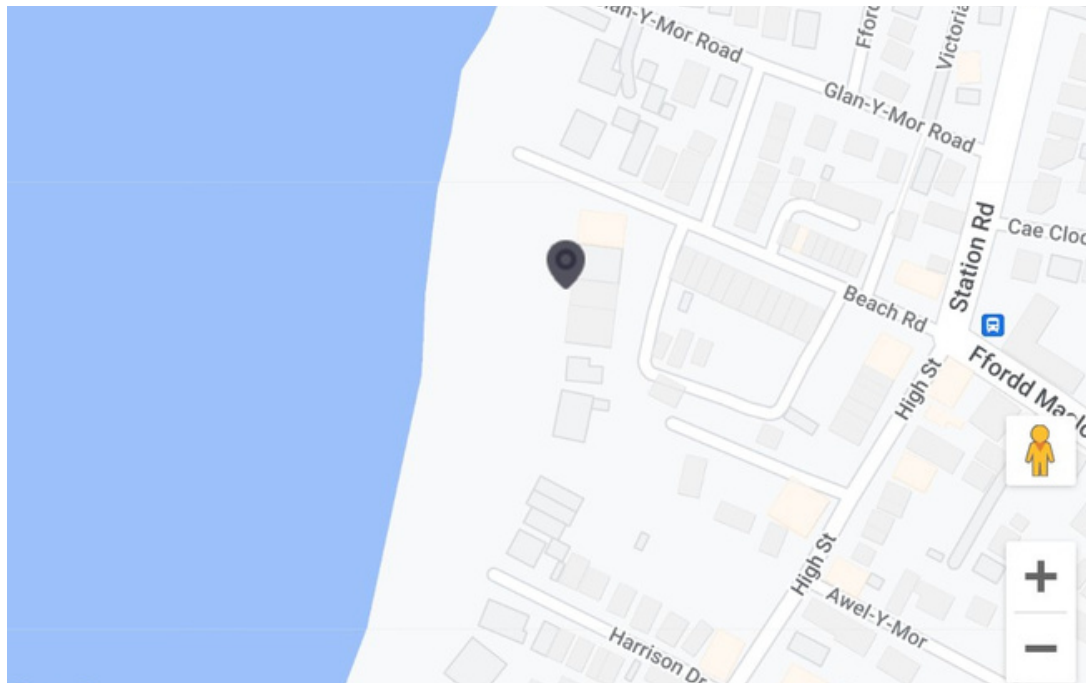
| | |
|-----------------|------------------------|
| Landing | 4.24m x 1.80m |
| Lounge /Kitchen | 5.91m (widest) x 9.77m |
| Diner | |
| Hallway | 6.26m x 1.89m |
| Utility | 3.22m x 1.49m |
| Drying Room | 1.51m x 1.50m |
| WC | 1.49m x 1.30m |
| Sitting Room | 4.82m x 3.55m |
| Roof Terrace | 9.39m x 5.99m |

Second Floor

| | |
|---------------|---------------|
| Landing | 4.39m x 1.96m |
| Bedroom | 3.53m x 3.90m |
| Dressing Room | 2.55m x 1.82m |
| Ensuite | 2.23m x 1.82m |
| Bedroom | 3.70m x 4.5m |
| Ensuite | 1.20m x 2.15m |
| Master Suite | 5.89m x 3.76m |

Third Floor

| | |
|-------------------------------|---------------|
| Master Suite/ Leisure Room | 5.50m x 6.24m |
| Ensuite | 2.9m x 2.42m |



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |