





Station Road, Rhosneigr - £495,000

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

## Islwyn, Station Road, Rhosneigr LL64 5QP

### Key features

- Close proximity to the beach 200 meter walk
- Sea Views to the west from some bedrooms
- 5 Bedrooms 3 Bathrooms
- Spacious Victorian Semi detached property
- Low maintenance front and rear garden
- Set over 3 floors
- Lounge, and separate reception room
- Games Room
- Large kitchen/diner & Utility
- Lots of storage

This is a spacious three storey elegant Victorian semi detached home. It sits within easy reach of the Village centre at the quieter end of town. The front door is literally 2 minutes walk from the pristine Crigyll Beach whilst the golf club, tennis club and bowling club are a similar distance away along Station Road.

The house boasts a spacious layout spread over three levels. As you enter the property, you are welcomed by an impressive entrance lobby that leads through to the main hallway. The lounge is bright and airy with a log burner. There is a separate reception room, a spacious well designed kitchen/diner and a utility room. There is a further large linen cupboard for even more storage, a separate WC and a spacious bathroom with a walk in shower. There is also a good sized games room for entertainment or even a generous office space. Located on the first floor, the three bedrooms are generously sized with a shower room and a separate bathroom with walk in shower. On the second floor, two further bedrooms provide plenty of space for a growing family. With plenty of natural light throughout and views of the sea from the upper floors, this property offers the perfect blend of comfort and style. The property benefits from gas central heating and PVCu double glazing throughout.











## Ground floor

Front door to porch Porch through to Hallway 5.36 x 1.32

Lounge 4.16 x 4.66 into bay window - Log burner, radiator, Secondary glazing

Reception Room 3.55 x 3.68 - Log burner, radiator, Secondary glazing

Kitchen/Diner 3.83 x 3.23 - Window over looking the yard, radiator

Utility Room 3.47 x 2.23 - Back door, boiler, 2 windows

Hallway with linen Cupboard 2.31 x 1.33 - Radiator, window

Separate Toilet Room - 0.85 x 1.16

Games Room/Bedroom - 3.67 x 3.74 - radiator, secondary glazing

Bath/shower Room - 2.01 x 2.75 - shower, bath, sink, walk in shower, towel rail

## First Floor

Stairs leading to Double bedroom 1 - 3.43 x 2.97 - Sea views, built in wardrobe, radiator

Shower Room - 2.68 x 1.45 - shower, toilet, sink, towel radiator

Double Bedroom 2 - 3.76 x 3.09 - Holyhead Mountain View, radiator

Master Bedroom - 3.62 x 4.87 into bay window, Original fire place, 2 radiators

Family Bathroom - 2.94 x 1.94 - modern with roll top bath, walk in shower.

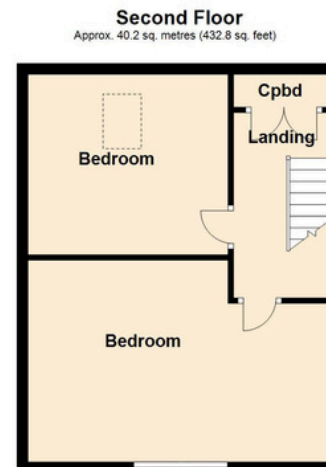
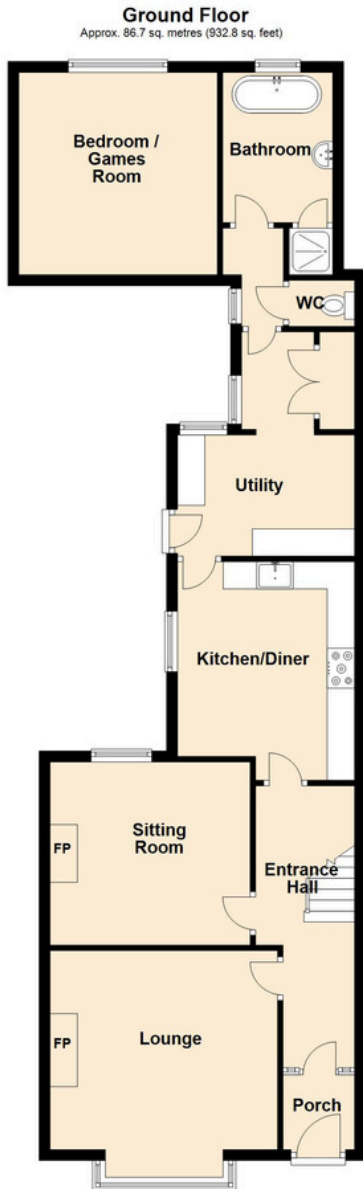
## Second floor

Stairs leading to Storage cupboard

Bedroom 4 - 3.39 x 3.76 - pitched roof with sky light, radiator & carpet

Bedroom 5 - 5.65 x 2.92 - pitched roof with window, radiator

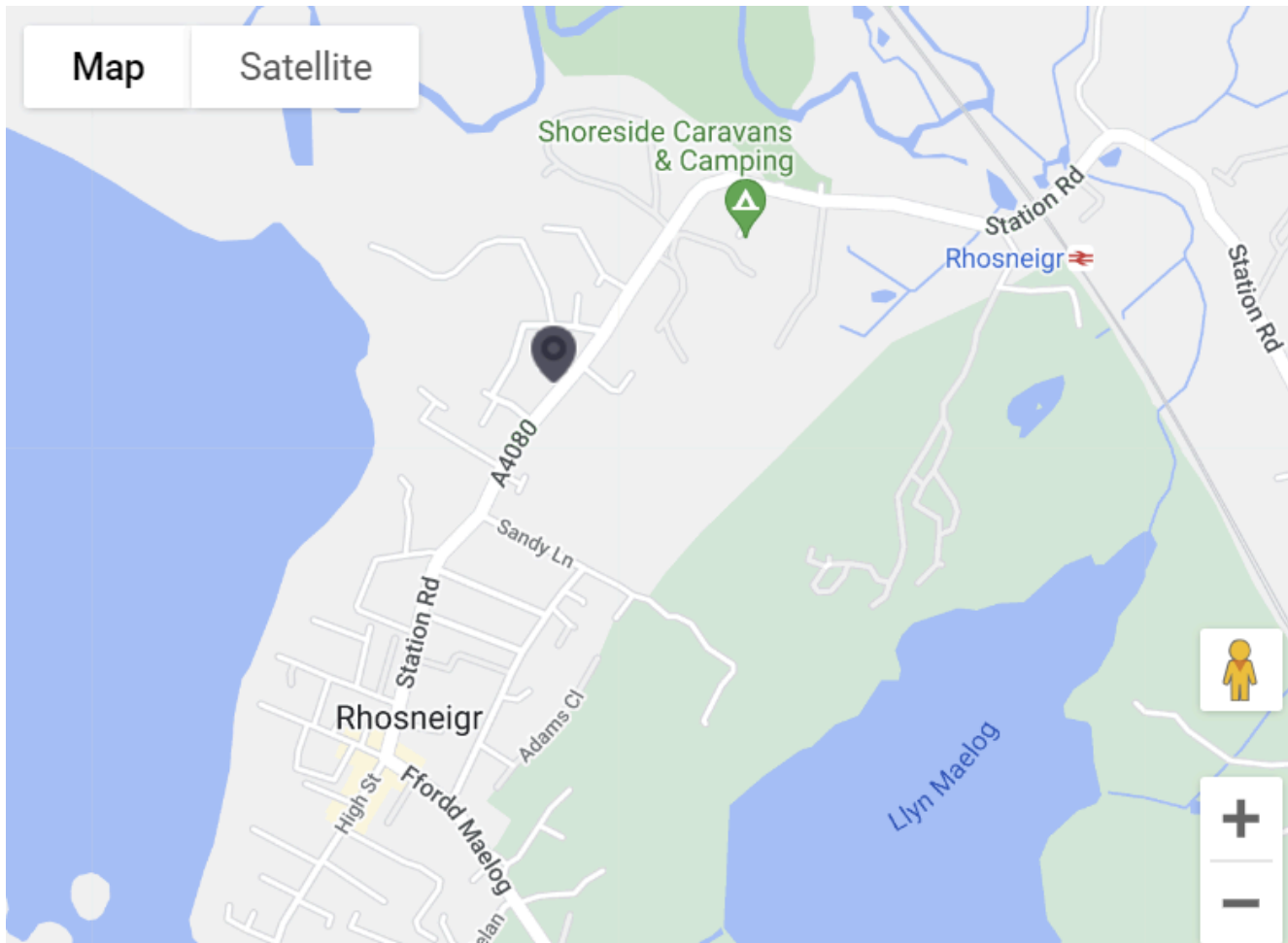
Outside - Front yard - Back yard - Communal alleyway - On street parking



Total area: approx. 182.9 sq. metres (1968.7 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		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	15 G	