





Overstrand Avenue, Rhosneigr, Anglesey - £625,000

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

Gorse Hill, Overstrand Avenue, Rhosneigr LL64 5QQ

Key features

- Elevated Sea views from the garden and property
- Beautifully Extended and Renovated
- 5 Bedrooms two with en-suite
- Close to the beach and Village centre
- Modern well equipped kitchen
- Front Garden with Decking area and Private Gated Drive
- Two Reception Rooms with open fires
- Coastal Village Location
- Secure Utility Storage to the rear of the property

Gorse Hill provides the most fabulous opportunity to own a beautiful house close to the beach in the village of Rhosneigr. A Great place to entertain, holiday or simply relax. This is a truly versatile property with stunning sea views from its elevated position. The property has been extended and totally refurbished to a high standard. The spacious and light accommodation is mainly on the ground floor, with the exception of the first floor master suite on the first floor with its own bathroom. The Sitting Room to the front of the house has a bay window, views can be enjoyed of the beach and Rhoscolyn in the distance looking down Overstrand Avenue. Of the five Bedrooms, there are three bedrooms on the same level serviced by a beautifully appointed shower room. The Living/Dining Room is light and airy and conveniently next to the well fitted spacious kitchen with breakfast bar and appliances. A stable door and steps from the kitchen lead down to the utility area and rear hall wall, where there is access to the front and rear of the property, Wc cloakroom and impressive ground floor bedroom suite with vaulted ceiling and skylights, an ensuite-bathroom with a shower and bath. Upstairs is a large master bedroom suite with many windows allowing light and views of the sea beyond the rooftops. The suite has its own bath/shower room. Outside the garden is to the front of the house which is walled and gated looking down towards the sea. Perfect for enjoying those jaw dropping evening sunsets. At the rear of the property there are two storage rooms and a wet room, all very useful when taking part in beach/sea activities. The property benefits from oil central heating, LP gas cooking, open fires and PVCu double glazed windows throughout.







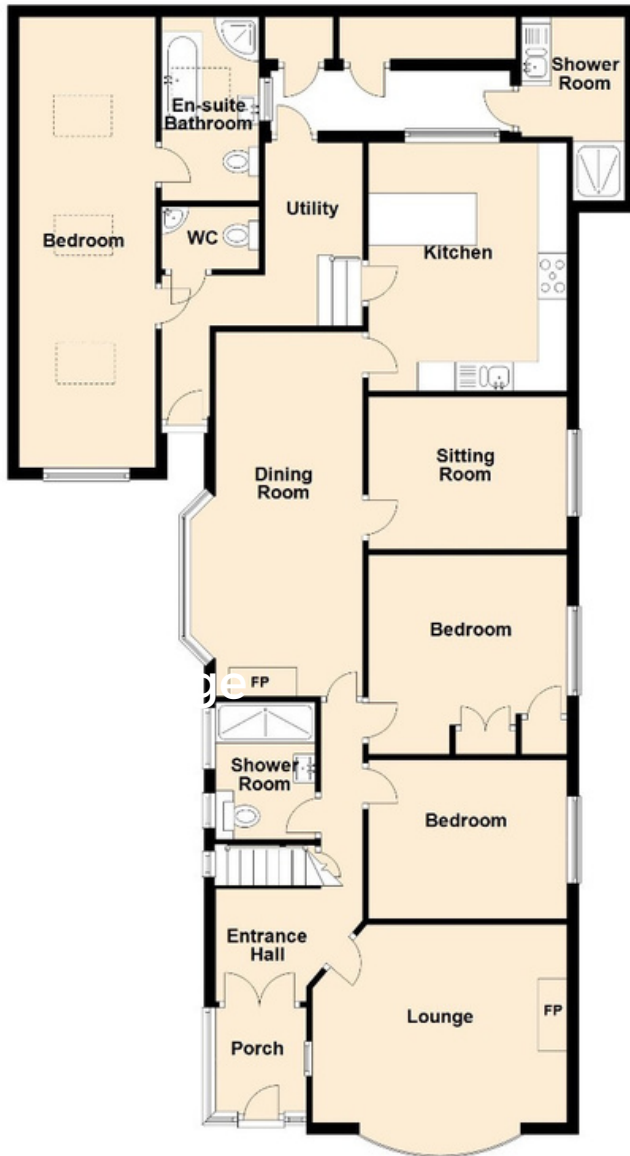






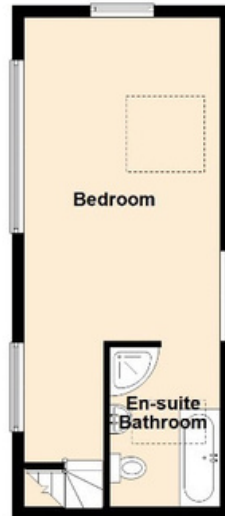
Ground Floor

Approx. 139.6 sq. metres (1503.0 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Total area: approx. 168.1 sq. metres (1809.0 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.

Accommodation

Ground Floor

Porch	1.66m x 0.63m
Hallway	2.65m x 2.12m and 3.37m x 0.79m
Sitting Room	4.40m x 4.15m
Living/Dining Room	5.80m x 3.21m
Kitchen	4.26m X 3.56m
Rear hall and Utility	
WC Cloakroom	
Bedroom Suite	7.70m x 2.51m
En-suite	2.93m x 1.59m
Bedroom 2	3.48m x 2.76m
Bedroom 3	3.48m x 3.47m
Bedroom 4	3.48m x 2.65m

First Floor

Bedroom Suite	7.62m x 3.27m
excluding the open eaves but including en-suite	

Outside

Two storage brick sheds
Wet Room with shower and sink all fully tiled



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

