





Ty Bach, Llanfaelog - £340,000

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

Ty Bach Llanfaelog TY CROES LL63 5TT

Key features

- Character semi detached cottage
- Fully refurbished to a high standard
- Open plan sitting /dining room
- Light and airy
- Multi fuel burner
- Fitted kitchen and breakfast bar
- Shower room and Bathroom
- Open Views of the countryside, lake and sea
- Convenient village location
- Garden to front and rear of the property
- Wide side access to the rear
- Parking and potential off road parking in the front garden.



Welcome to Ty Bach, where countryside charm meets coastal allure! This character-filled cottage in Llanfaelog offers a cosy retreat just moments from the seaside haven of Rhosneigr and all its amenities, beaches and watersport opportunities.

Step inside to discover light-filled rooms adorned with timeless beauty and modern comforts. The open-plan sitting/dining room is the heart of the home, with a multi-fuel burner beckoning you to unwind after a day of countryside adventures.

With dual aspect views, you're greeted with a panorama of rolling hills, the tranquil Maelog Lake, and the shimmering sea in the distance. It's like living in a postcard! The kitchen, with its cottage-style charm and breakfast bar, is the perfect spot to whip up a hearty meal before heading out to explore the nearby beaches, woodlands of Coed Cwr Y Pwll and expansive walking trails. With three bedrooms spread over two floors, there's ample space for family and guests to relax and recharge. And with a shower room on the ground floor and a bathroom upstairs, convenience is key.

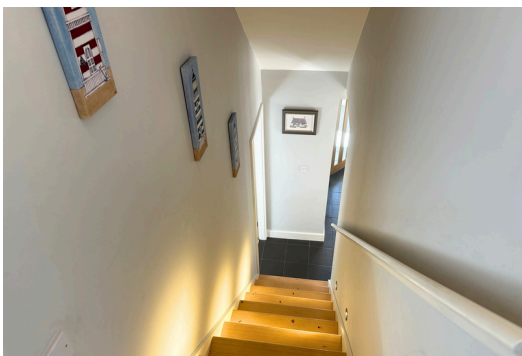
Step outside to discover your own slice of paradise in the form of an easily maintained garden that's perfect for soaking up the sun, enjoying al fresco dining with loved ones and sharing a stunning evening sunset. Plus, with side pedestrian access to the rear, you're just a stone's throw away from countryside strolls and beach adventures. Fully refurbished to a high standard, Ty Bach is ready to welcome you home. Whether you're seeking a family retreat or a second home by the sea, this charming cottage ticks all the boxes. Don't miss your chance to make memories in this countryside gem.

This fully refurbished retreat is perfect for enjoying countryside tranquillity and coastal adventures. Ty Bach is more than a home; it's a charming haven waiting to be explored.

The property benefits from PVCu double glazing throughout, electric underfloor heating throughout the ground floor and first floor bathroom, and electric radiators on the first floor. Some neighbouring properties have fitted solar panels, and with its south west facing roof this could be a consideration here too. Away from more heavily trafficked roads, it is within easy reach of local amenities including village grocery store, doctors surgery, a thriving village hall and the picturesque St. Maelog's Church. Perfectly located for good schools and with convenient road and rail links.









Accommodation

Ground floor

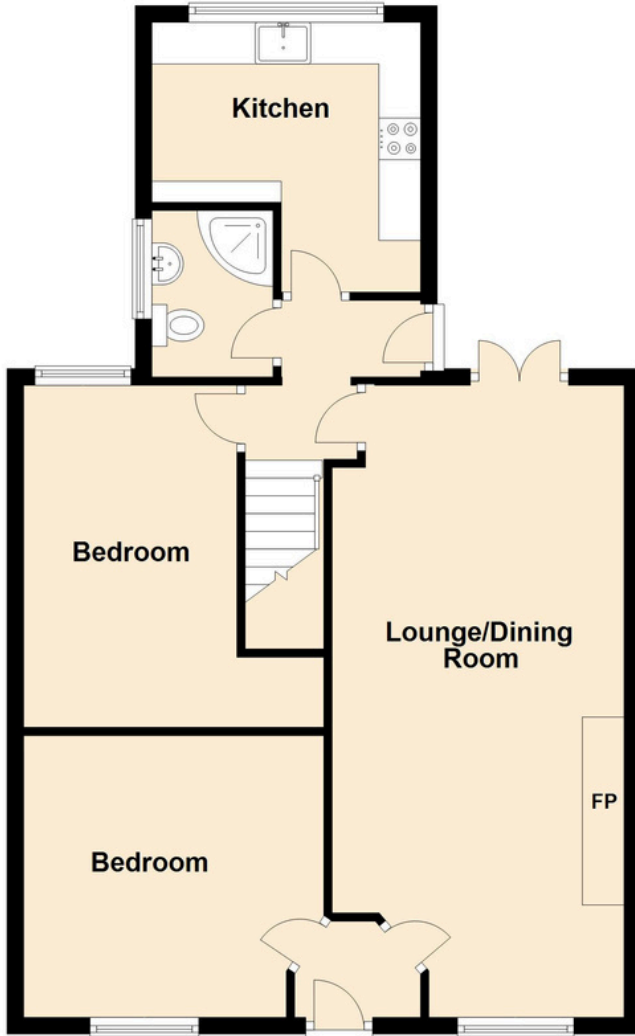
Porch 1.14m x 1.48m
Lounge/ Diner 6.52m x 3.48m
Hallway
Kitchen 3.23m x 2.74m
Shower room 1.50m x 2.01m
Bedroom 2.56m x 3.01m
Bedroom 3.60m x 3.40m

First floor

Bedroom 3.98m x 3.30m
Bathroom 3.64m x 2.61m

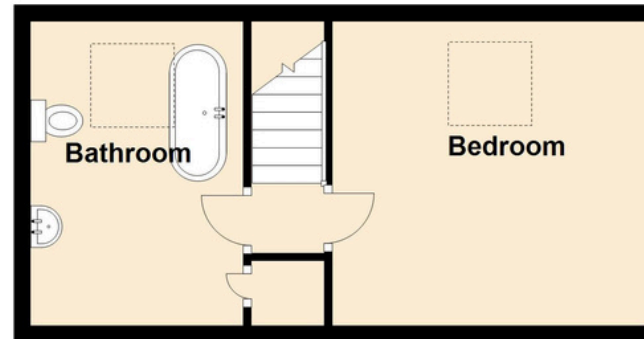
Ground Floor

Approx. 68.6 sq. metres (738.6 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 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		
13-38	F	35 F	
-20	G		