





Bythynnod Gwenllyr, Maltraeth - £750,000

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



5 Bythynnod Gwenllyr, Maltraeth LL62 5AF

Key Features

- Charming Character Home
- Spacious, Open-Plan Living Area
- Elevated Position with Stunning Views
- Generous Garden with Open Aspect at the Rear
- Breathtaking Countryside, Estuary, and Mountain Views
- Secluded spot set back from the main road
- Energy Performance Certificate (EPC): E
- Approved Planning for an extension

Welcome to one of the most scenic spots in the area! Nestled in an elevated position, this home boasts panoramic views of the surrounding countryside that cascade down to the ever-changing estuary and majestic mountains. Designed to maximise these spectacular vistas, the expansive open-plan living area seamlessly connects to the patio, inviting the outdoors in through a stunning vaulted space.

This property, while essentially newly built, retains charming elements of its history as outbuildings, evident in the stonework and exposed beams found in several rooms and echoed in the new vaulted extension. Located in the picturesque coastal village of Maltraeth, known for its natural beauty and abundant wildlife, this home offers a unique blend of rural tranquility and modern comfort. Viewing is essential to truly appreciate the exceptional finish and location.

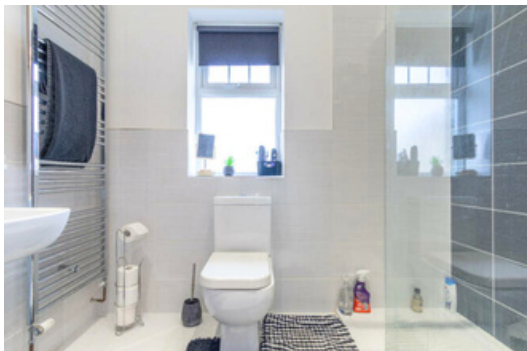
Perfect for a variety of homeowners, the property sits on a plot that offers numerous possibilities. Currently designed for low maintenance with open lawn and seating areas, it also provides a blank canvas for those looking to create a landscaped masterpiece, with the view serving as the perfect backdrop.

Step into the Entrance Hallway, where you're greeted by full-length feature windows, exposed stonework, and soaring ceilings. The hallway leads to all principal rooms, including the open-plan Kitchen/Dining Room and Living Area, highlighted by a striking double-sided fireplace that also warms the Lounge. On the opposite side, you'll find a convenient WC and Utility Room. The three generously sized Bedrooms, each with its own En-suite, offer cosy comfort under the exposed wood beams of the original building.

This home is a delightful blend of old-world charm and modern elegance, set in an idyllic location. Come see for yourself and fall in love with everything it has to offer!



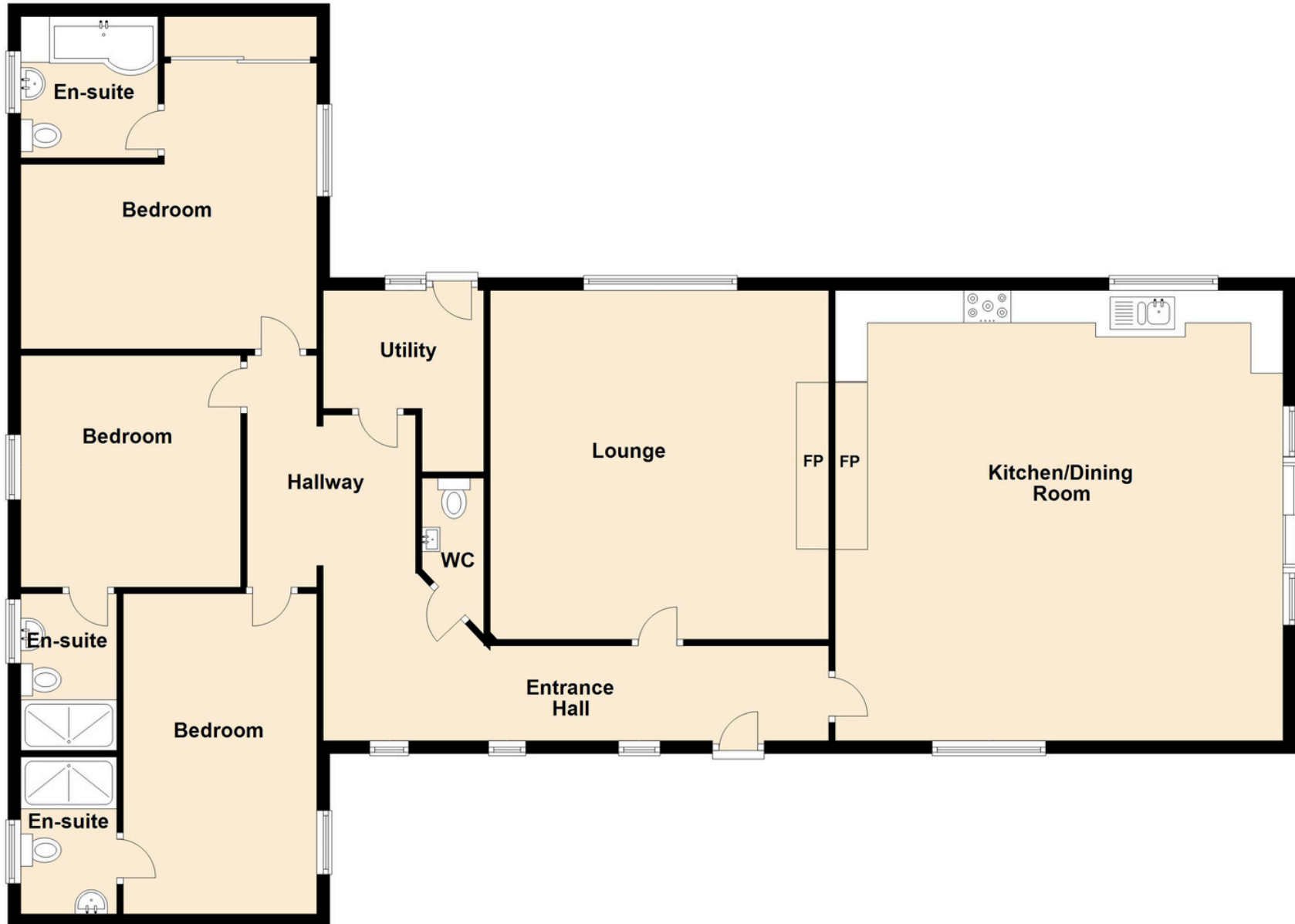






Ground Floor

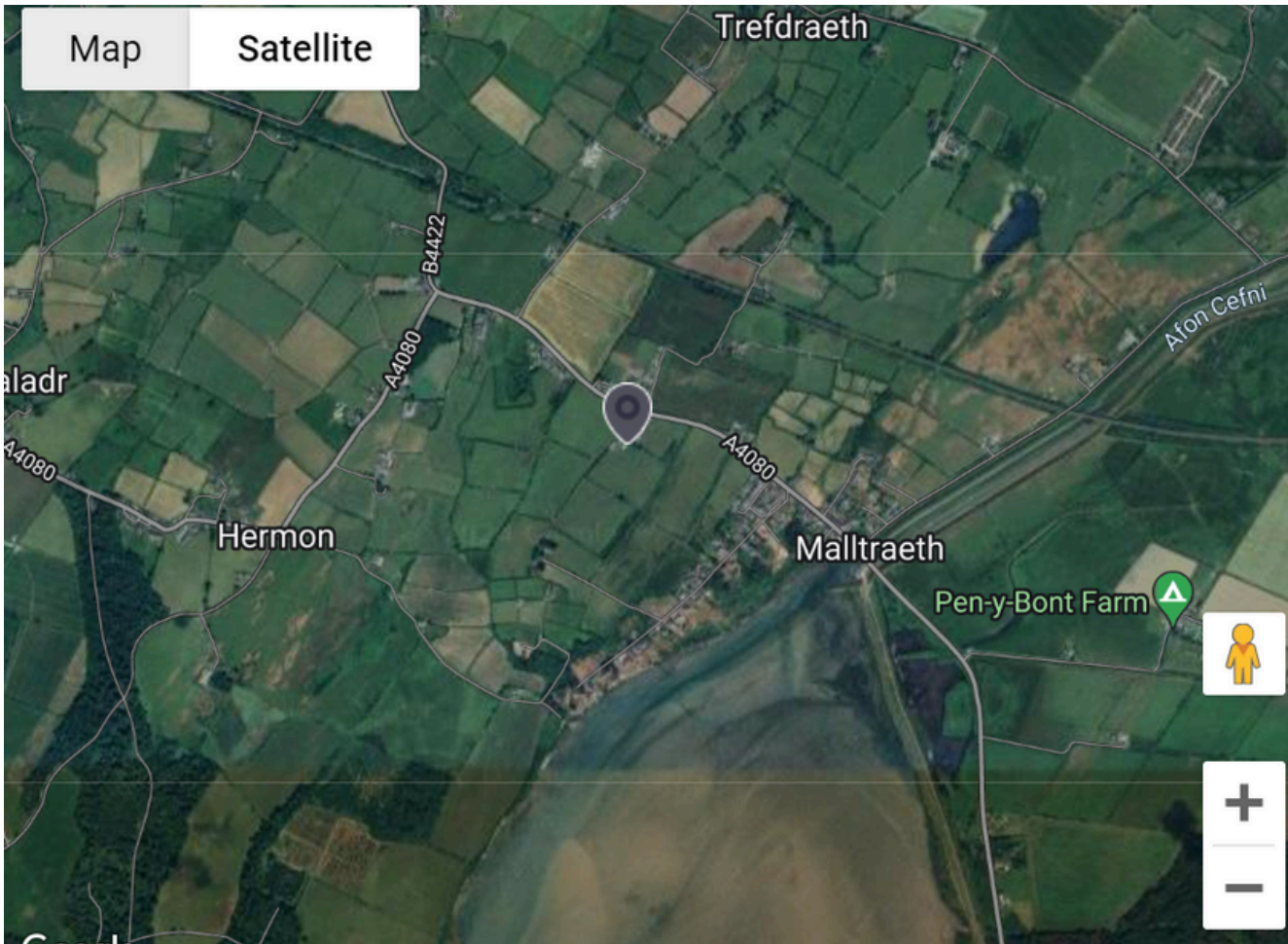
Approx. 168.1 sq. metres (1809.2 sq. feet)



Total area: approx. 168.1 sq. metres (1809.2 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.

5 Bythynodd Gwenllyr, Malltraeth



Score	Energy rating	Current	Potential
2+	A		
1-91	B		85 B
9-80	C		
5-68	D		
9-54	E	40 E	
1-38	F		
-20	G		