





Ffordd y Wylan, Rhosneigr - £500,000

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

4 Ffordd y Wylan, Rhosneigr, LL64 5QH

KEY FEATURES

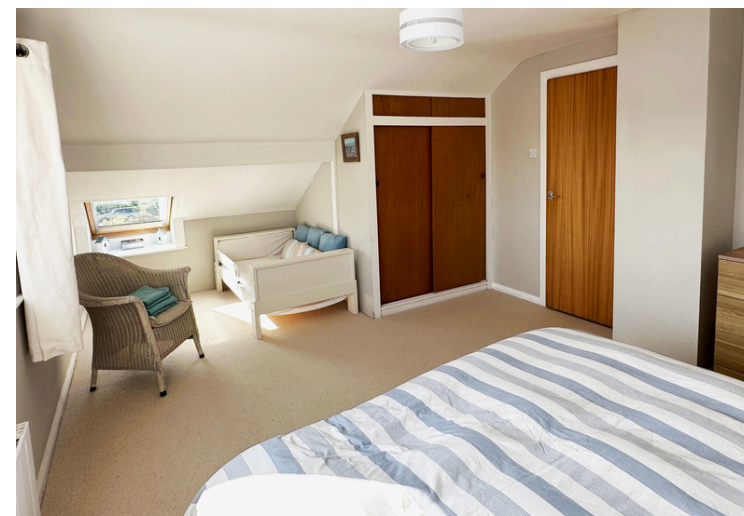
- * Detached House
- * Sea Views
- * Close to the beach
- * Village centre location
- * Open plan living room with dining area
- * Fitted kitchen and rear porch/utility area
- * Three double bedrooms and a cot room
- * Family bathroom and a ground floor WC
- * Drive providing plenty of off road parking
- * Garden to Front and Rear
- * Garage
- * Great Holiday let or Sea side home

Detached house with good sized spacious rooms. Very close to the beach and village centre. Spectacular sea views from the front garden and the ground and first floor accommodation.

A large open plan living and dining space with views from the front of the ocean. There are three very spacious bedrooms and a fourth small box room meaning that this property sleeps 6+ occupants. The modern kitchen is fitted with appliances and opens into a utility porch. The family bathroom is on the first floor with an additional WC being on the ground floor. This is a great property to rent out due to the high demand in the village for holiday homes. Also it is a fabulous place to retire to or live with a family full time. There is plenty of parking on the long drive and a single detached garage. A very sought after location.





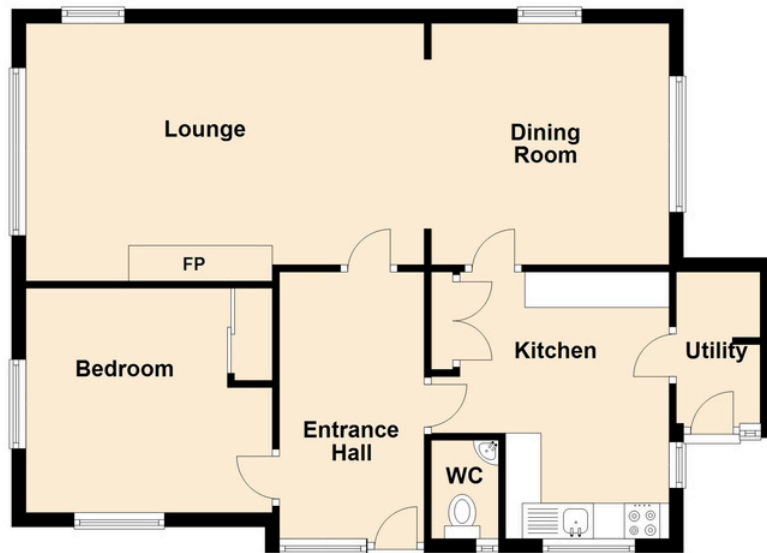






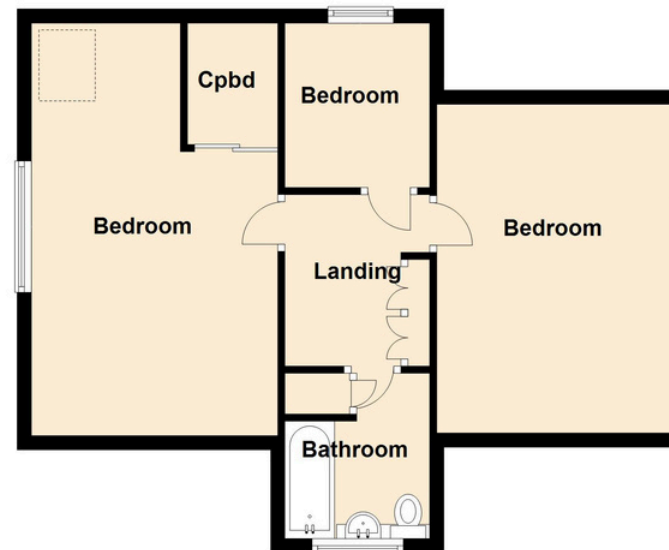
Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 121.1 sq. metres (1303.3 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.

4 Ffordd Y Wylan, Rhosneigr

MEASUREMENTS

GROUND FLOOR

Hallway 3.85m x 2.05m

Lounge open plan to Dining area 5.62m x 3.39m and 3.63m x 3.35m

Kitchen 3.42m max x 3.15m

Utility/porch

Downstairs WC

Ground floor Bedroom 3 3.51m x 3.17m

FIRST FLOOR

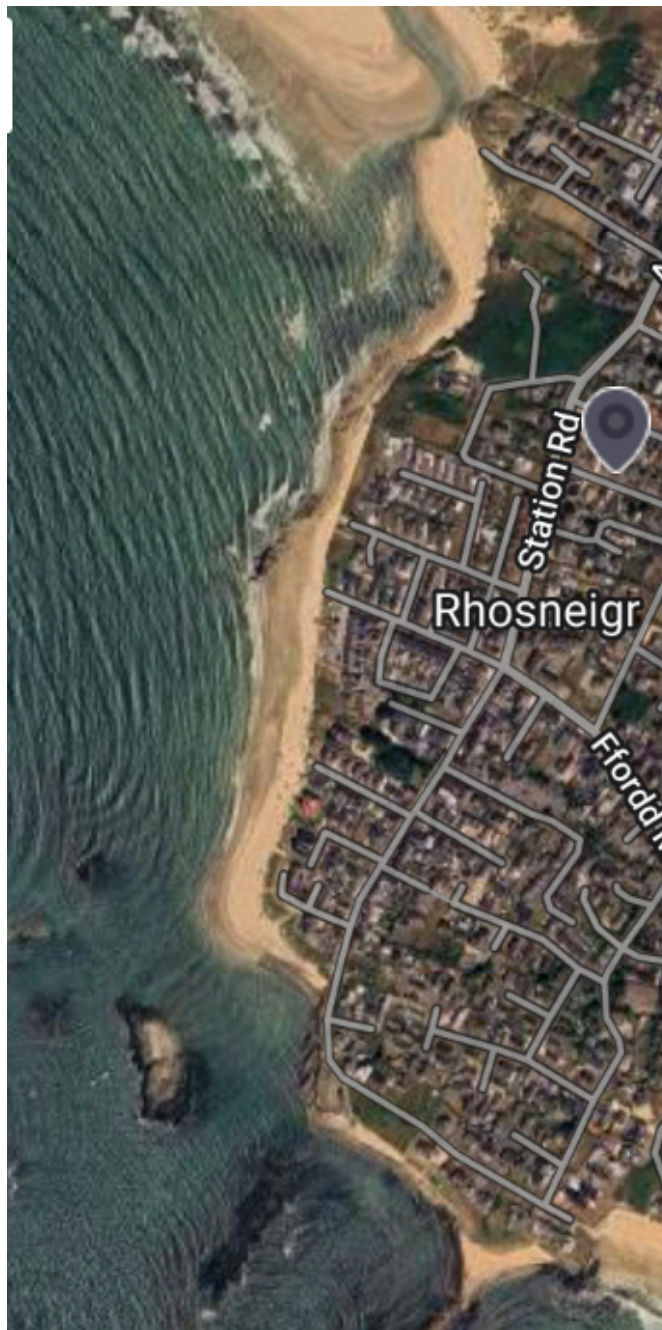
Landing

Bedroom 1 5.83m max x 3.48m

Bedroom 2 4.61m x 3.35m

Cot/box room 2.28m x 2.03m

Family bathroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		