

Rhosneigr Property

RHOSNEIGR'S LOCAL ESTATE AGENT



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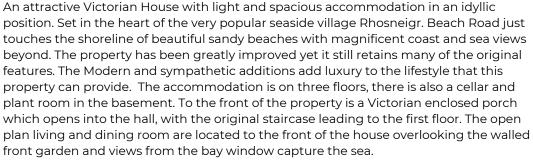




1 Beach Road, Rhosneigr LL64 5QD

Key Features

- * Close to the Beach
- * Views of the sea from most rooms
- * Village Centre location
- * Original Porch and Hallway
- * Large and light spacious kitchen looking onto the garden
- * Characterful open plan living and dining room
- * 5 Bedrooms, 1 with en-suite
- * First floor office which could be a 6th Bedroom
- * South facing enclosed rear garden
- * South facing roof terrace
- * Utility room, Cellar and plant room
- * Central healing and open fires
- * Private parking



Victorian cast iron fireplaces add to the character of the room. One of the most impressive features is the recently extended bespoke kitchen, which is designed for family living and entertaining. The bifold doors from the rear of the south facing kitchen open onto the level enclosed rear garden extending the room to outside.

The 5 bedrooms are on the first and second floors, all being double rooms. Bathrooms are located on both floors and there is also an ensuite off the one bedroom on the second floor. The office is on the first floor which still could be used as a 6th bedroom. A door from the office opens onto the amazing roof terrace which means no outside area has been compromised by extending the house further. It's a magnificent space where further views of the sea can be enjoyed. Service areas include a utility room, a ground floor Wc. Outside there is parking beyond the garden and a wooden shed.

This most impressive home with its amazing location needs to be viewed in order to be fully appreciated.































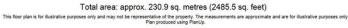








Ground Floor First Floor Approx. 89.4 sq. metres (962.4 sq. feet) Kitchen/Diner Balcony Office / Study Basement Bathroom Lounge Bedroom Store Landing Entrance Hall Bedroom Store Room Bedroom Lounge Porch



1 Beach Road, Rhosneigr

Measurements

Ground Floor

 Porch
 1.79m x 1.78m

 Hall
 5.76m x 1.75m

 Living Room
 5.18m x 3.75m

 Dining Room
 3.77m x 3.03m

A symmetric rear hall

Utility room

WC

Second Floor

Bathroom

Bedroom

Landing

Bedroom

Kitchen 6.26m x 4.62m

Cellar 5.73 m x 4.13 mPlant room 3.70 m x 3.12 m

First floor

Landing

Office 3.30m x 2.19m

Family Bathroom

Master Bedroom 5.26m x 3.11m

Bedroom 2 3,82m x 3,29m

Bedroom 3 3.35m x 2.44m

Second floor

Landing

Bedroom 4 4.68m x 3.08m

en-suite

Bedroom 5 3.11m x 2.52m







